



# PUBLIC BUILDINGS ELEMENT

LAS VEGAS  
MASTER PLAN 2020

# DRAFT

executive summary

introduction

background

existing conditions and  
future need analysis

public facilities summary

implementation

conclusion



Adopted by  
City Council X-XX-XX

The City of Las Vegas Public Building Element  
of the Las Vegas 2020 Master Plan  
was adopted by City Council  
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## APPENDICES (PLEASE SEE MASTER PLAN APPENDICES BINDER)

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**PUBLIC  
BUILDINGS ELEMENT**

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# EXECUTIVE SUMMARY

**Provide adequate public buildings and facilities to meet the needs of a growing population.**

- Justify expansion and renovation of public buildings using the Department of Public Works Office of Architectural Services standards as a guide.
- Plan for future building needs based on the population forecasts and space needs analyses contained in this element and subsequent updates.
- Re-evaluate administrative and warehousing space needs periodically to help establish priorities in the annual capital improvement budgeting process.
- Research and consider land acquisition opportunities in advance of programming capital improvements to take advantage of potential opportunities to expand future service delivery in newly developing and redeveloping areas.



*Sahara West Library*



*Hills Park Ampitheater*

**Promote and foster arts and culture within the City of Las Vegas.**

- Ensure that both newly developed and revitalized areas contain appropriate public arts and cultural facilities, museums, libraries and other supportive uses.
- Support efforts to expand the number and quality of arts and entertainment opportunities within the community.
- Encourage the location of family-oriented arts, cultural, and entertainment facilities and venues in areas where appropriate and accessible to all citizens.
- Actively work with public, non-profit organizations and private interests to develop art galleries, museums, performing arts centers, sports and entertainment arenas, and other cultural facilities.
- Cooperate with the Clark County Library District and continue to promote the goals of the Library District Strategic Plan 2005-2008.



*West Las Vegas Arts Center*

**Provide clean and safe facilities for Detention and Enforcement staff, criminal offenders, and the general public.**

- Provide adequate facility space to accommodate current and forecasted staffing needs of the Detention and Enforcement Department, as well as the current and future inmate populations.
- Strive to fund new facilities that meet the projected space needs for the Detention & Enforcement Department as outlined in the Needs Assessment Program created by KGA Architects in 2006.

**Strive toward meeting the Fire and Rescue Department response time goals and maintaining an ISO Class 1 certification.**

- Review existing fire stations and determine if new locations are required to meet the established response time goal.
- Follow the recommendations for the Fire and Rescue Department outlined in the 2020 Master Plan Public Safety Element.
- Follow the recommendations outlined in the Fire Plan 2010 document regarding existing and new fire facilities.

**Maintain police response time goals as development and population growth occurs by strategically constructing new stations.**

- Meet the established service standard of one Type 1 Substation per 125,000 residents.
- Assist LVMPD and other agencies with the development of a Regional Public Safety Complex.





**Strive to design all future public buildings and facilities to United States Green building council's (USGBC) LEED-Silver level or other equivalent and further advance the City's sustainability goals.**

- Use a dedicated portion of franchise fees (up to \$2.5 million) collected from providers of electricity, gas, and solid waste collection services to fund any increased costs associated with the construction of new public buildings, costs for the renovation or maintenance of existing facilities to LEED-Silver level, or other equivalent standard, and the funding of green building and sustainability incentives and the development of public education programs.
- Beginning in FY2008, the city's Planning & Development Department will prepare an annual report documenting the overall increase in the number of green buildings within the City and the resulting environmental benefits.
- Encourage and support the renovation and re-use of historic buildings where technically and financially feasible.
- Coordinate the planning and location of existing and future public buildings and facilities with transit.



*LEED-Silver example:  
Lied Animal Foundation*



*Fifth Street School*



*Brochure produced by the  
City of Las Vegas Planning &  
Development Department*



# INTRODUCTION

The city of Las Vegas is dedicated to providing residents, visitors, and the business community the highest quality service possible. In order to administer these services, the city of Las Vegas operates 18 distinct departments within a number of public facilities throughout the city. With an ever increasing population, it is imperative that public buildings are well planned in order to meet the city's future service goals.

The purpose of the Public Buildings Element is to inventory and assess the present and future needs of public buildings given various population trends, level of service goals, and administrative space needs. Future facilities are identified as well as those that are required given the current conditions pertaining to that department. All aspects of city government and their buildings are analyzed and recommendations are provided based on the future needs and service requirements of particular city functions.

As a component of the 2020 Master Plan, the Public Buildings Element is intended to not only satisfy NRS requirements, but also to provide a comprehensive document that will assist with the long range planning efforts of future public buildings and facilities needed to maintain acceptable levels of services as the city continues to grow. This element provides a baseline of detailed information that will aid in the decision making process that determine the City's funding priorities for capital projects.

Ideally, this element will be used in conjunction with other existing elements to guide policy and funding decisions regarding future city buildings. While conditions are constantly changing, it is the intent of this element to identify future facility needs in order to maintain superior service to all Las Vegas citizens.

## LEGISLATION

The Public Buildings element has been included in the Nevada Revised Statutes (NRS) as a suggested component of master plans since the approval of master plan language by the state legislature in 1941 (Senate Bill 30). According to the Research Library of the state legislature, the original language did not have a description of those items that should be included in the discussion of public buildings. As such, the City of Las Vegas did not include this element until it became a required element of master plans for cities and counties with a population greater than 400,000 (Assembly Bill 182) in 1999. At that time, language guiding the content of such an element was approved [NRS 278.160(1)].



*Andre Aggasi Foundation*



*Downtown Senior Services Center*

While the NRS only requires “showing locations and arrangement of civic centers and all other public buildings, including the architecture thereof and the landscape treatment of the grounds thereof,” public building planning is a critical component of the City’s future growth. In order to both meet the requirements of the NRS and guide the Capital Improvement Plan process, this element will examine, and analyze, public building needs within the municipality.

## RELATIONSHIP TO THE MASTER PLAN

The city of Las Vegas 2020 Master Plan consists of a series of goals, objectives and policies within its elements. The 2020 Master Plan was approved in September of 2001, and it provides a broad policy structure intended to direct the actions of the city regarding land use and development for the period from 2000 to 2020. The individual elements are intended to provide a more specific direction, through detailed analysis and recommended actions, as to how the city should respond to certain land use issues. The intent of the Public Buildings Element is to identify the existing city facilities and future needs within the city of Las Vegas. This element can be used in conjunction with other elements to determine future building needs and help guide policy in areas such as funding, land acquisition, and land use.

The Public Buildings Element identifies existing city facilities and future needs within the city of Las Vegas. This element can be used in conjunction with other elements to assess and prioritize future building needs and help guide policy in areas such as funding, land acquisition, and land use.

The Master Plan policies are organized into seven themes developed by the Master Plan Steering Committee. Realization of these policies requires long-term planning commitments integrated with the strategic plan and Capital Improvement Plan. Some of the themes follow geographic boundaries; Reurbanization (Downtown), Neighborhood Revitalization (central city areas), and Newly Developing Areas (Centennial Hills); others such as Economic Diversity, Cultural Enhancement, Fiscal Management, and Regional Coordination are broad topic areas applicable citywide. Each theme contains goals, objectives, and policies providing broad policy context for that geographic area.

The following goals, objectives, and policies from the Las Vegas 2020 Master Plan provide the policy framework and direction for the development of all publicly owned land and city facilities.



## **DOWNTOWN REURBANIZATION**

GOAL 1: The Downtown area will emerge as the preeminent hub of business, residential, government, tourism and gaming activities in the City of Las Vegas and as a major hub of such activities in the Las Vegas Valley.

OBJECTIVE 1.3: To recognize the role of gaming, tourism and entertainment as a principal focus of Downtown Las Vegas, while at the same time to expand the role of other commercial, government and cultural activities in the Downtown core.

POLICY 1.3.3: That the role of the Downtown as the preeminent center of government activities in the Las Vegas Valley be continued and strengthened.

OBJECTIVE 1.4: To retain, where viable, historical structures which represent the architectural, cultural and social legacy of the City of Las Vegas.

POLICY 1.4.1: That the buildings within the greater Downtown area which have been identified on the City's inventory of historic structures be adaptively reused where financially viable. Flexibility in terms of the reuse of these buildings should be encouraged, provided that the reuse does not have undesirable impacts on surrounding sites.

POLICY 1.4.2: That the City develop guidelines for reuse of historical structures, including the scope of modifications and the use and extent of exterior business signage.

OBJECTIVE 1.5: To bring cultural, entertainment and sports facilities that will draw patrons from across the Las Vegas Valley to the Downtown area, to provide another dimension to the attraction of Downtown Las Vegas.

POLICY 1.5.1: That the City pursue the development of a performing arts center within the Downtown area.

POLICY 1.5.2: That the City explore the potential viability of a major sports entertainment center for the City of Las Vegas.

## **NEIGHBORHOOD REVITALIZATION**

GOAL 2: Mature neighborhoods will be sustained and improved through appropriate and selective high quality redevelopment and preservation.

OBJECTIVE 2.3: To prepare, adopt and implement special area plans and neighborhood plans where more detailed planning is needed. These special area plans shall conform to and implement the Master Plan and address land use and other issues specific to that area. Neighborhood plans shall be prepared in conformance with the neighborhood planning process.

POLICY 2.3.7: That the Las Vegas Redevelopment Plan continue to be used as a means of promoting the development of commercial areas near the Downtown, as identified within the Redevelopment Area, in order to optimize the vitality of these areas, and to support the role of the Downtown as the regional center for finance, business, and governmental services, entertainment and recreation, while retaining gaming and tourism.

POLICY 2.3.8: That the Las Vegas Technology Park continue to provide opportunities for high technology and medical-related research and industry for the western part of Las Vegas.

## **NEWLY DEVELOPING AREAS**

GOAL 3: Newly developing areas of the city will contain adequate educational facilities, and recreational and open space and be linked to major employment centers by mass transit, including buses, and by trails.

OBJECTIVE 3.4: To ensure that adequate portions of the lands released for urban development by the Bureau of Land Management (BLM) are developed for recreational and educational public facilities, transit facilities and fire stations, that will benefit the city.

## **CULTURAL**

GOAL 5: A full range of cultural enrichment opportunities is available to all citizens of Las Vegas.

OBJECTIVE 5.1: To provide more cultural enrichment opportunities for all citizens of Las Vegas.

POLICY 5.1.1: That the City assist in the development of a performing arts center to establish Las Vegas as a world class art center, given the available professional and local talent.

POLICY 5.1.2: That the City work with private interests and with other levels of government to develop museums.

POLICY 5.1.3: That existing programs which offer dance, ballet, symphony and other forms of artistic expression be encouraged to continue and to grow.

POLICY 5.1.4: That the City actively work with private and public interests to develop additional venues suitable for artistic expressions.

POLICY 5.1.5: That the City support the placement of, and establish and follow a policy to set aside funds for, art in public places.

OBJECTIVE 5.2: To promote cultural awareness and pride within the city.

POLICY 5.2.1: That the City assist with efforts to publicize artistic and cultural activities and events within the city and the City will provide public forums for these cultural activities and events, and where appropriate, in cooperation with entities such as the University of Nevada, Las Vegas, the Clark County Library District, and local arts groups.

OBJECTIVE 5.3: To support and encourage the creativity and innovation of our citizens.

POLICY 5.3.1: That the City support and assist in the development of new programs which provide incentives for the development and expansion of arts and cultural activities, particularly those which demonstrate an identifiable local context.

OBJECTIVE 5.4: To support and encourage civic pride and corporate responsibility through the use of public/private partnerships in the development of facilities and programs for public art and culture.

POLICY 5.4.1: That the City actively seek corporate involvement in the planning and development of venues for public art, the availability of land for arts and cultural activities, and the development of programming of displays and performances for these venues.

## **FISCAL MANAGEMENT**

GOAL 6: The City of Las Vegas will link capital improvement programming and maintenance and operations programming with long range planning.

OBJECTIVE 6.1: To ensure that capital and operating expenditures are planned and scheduled in accordance with long range planning commitments.

POLICY 6.1.1: That the City monitor and coordinate capital improvement and operating/ maintenance expenditures with long range planning.

POLICY 6.1.4: That the City establish and follow a policy to set aside funds for public art and architecture.

POLICY 6.1.6: That the City, where possible use public/private partnerships to pay for public capital improvements.

## **REGIONAL COORDINATION**

GOAL 7: Issues of regional significance, requiring the City of Las Vegas to coordinate with other government entities and agencies within the Valley, will be addressed in a timely fashion.

OBJECTIVE 7.3: To ensure that public safety problems are fully and adequately identified and that long term solutions are identified and implemented by the respective local government departments and agencies vested with those responsibilities.

POLICY 7.3.1: That the Las Vegas Metropolitan Police Department uphold its mandate in cooperation with the government of Clark County and the City.

POLICY 7.3.2: That the City continue to provide efficient and cost effective services and facilities for fire prevention, fire suppression, hazardous material control and emergency medical care for the City of Las Vegas and assist Clark County as deemed appropriate in the provision of these services for County islands and County areas north of Cheyenne Avenue and west of Decatur Boulevard.

OBJECTIVE 7.6: To ensure that joint use of public facilities is pursued to provide efficient and cost effective services and facilities.

POLICY 7.6.1: That the City coordinate with other public agencies in the Las Vegas Valley to pursue the design and construction of public facilities to have multiple uses.

## SERVICE AREA

This element applies to the entire municipal boundary of the City of Las Vegas as of fiscal year 2006-2007, and to any building owned by the City but located within another jurisdiction. The majority of the public buildings are clustered near the downtown area, and the goals and objectives of the Master Plan indicate that future investment will continue there.

The three planning sectors identified by the 2020 Master Plan are referenced throughout this element and are as follows:

***The Centennial Hills Sector*** – This sector has the same geographic boundaries as the “Newly Developing” 2020 Master Plan Strategy Area. This area is bounded by the city limits to the north and Cheyenne Avenue to the south. This portion of the city has been experiencing rapid commercial and residential growth in recent years.

***The Southeast Sector*** – This sector includes the “Neighborhood Revitalization” and the “Downtown Reurbanization” 2020 Master Plan Strategy Areas. This sector is located along portions of Jones and Rainbow Boulevards to the west, Cheyenne Avenue to the north, and the city limit boundaries to south and east. The Southeast Sector is comprised of many of the city’s more mature areas. Much of the Southeast Sector is built out, and future growth in the area will most likely consist of infill development and neighborhood revitalization.

***The Southwest Sector*** – Located along Cheyenne Avenue to the north, portions of Rainbow and Jones Boulevard to the east, and the city limit boundaries to the west and south. Many of the city’s more recently developed areas such as Summerlin and the Lakes are located within the Southwest Sector Plan.

The maps included here divide the public buildings among the three planning sectors described above (Centennial Hills, Southeast, and Southwest). The City currently owns and/or maintains approximately 2,581,835 square feet of building space.





# BACKGROUND

## FUNDING PUBLIC BUILDINGS

The City of Las Vegas allocates money for public buildings for several purposes: capital expenditures for new buildings; renovations of existing buildings; maintenance of existing buildings; lease payments for leased buildings; and utilities. Sources of funding for public building expenditures include the following<sup>1</sup>:

- **Bonds** – General obligation bonds, and revenue bonds already issued, to be used for new parks and recreation projects, public safety facilities and city facility projects.
- **Car Rental Tax** – Approved on July 22, 2003 at the 20th Special Session of the Nevada Legislature, this two percent tax was imposed on short-term passenger car rentals and is intended to fund either a performing arts center or culinary training facilities in counties with a population of over 400,000 people.
- **Private Contributions** – Businesses or individuals who either wish to fund special projects or want a particular benefit, e.g., road surfacing and drainage projects, may contribute to partially fund a project.
- **Fire Safety Tax Initiative** – A property tax of \$0.095 per \$100.00 of assessed valuation was approved by general election in 2000 to improve the City's fire protection facilities and staffing. At least twenty percent (20%) of the amount levied is to be used for the acquisition, construction and improvement of fire and emergency equipment and facilities.
- **Fund Balance (FB)** – Reserve monies accumulated from prior years' appropriations to pay for work-in-progress projects.
- **Future Bonds** – General obligation bonds and revenue bonds to be issued in the future per the CIP recommendation.
- **Impact Fees** – Fees that are imposed on new development to finance costs of capital improvements or facility expansions necessitated by new development. These fees were authorized in 1989 by Section 278B of the Nevada Revised Statutes.



*Las Vegas Enterprise Business Park*



*Fire Station #2*



*Parking Enforcement modular building*

<sup>1</sup> Funding sources used to fund capital projects that are not related to public buildings are not included.

- **Local Governments (GOVTS)** – Project costs to be reimbursed by other governmental entities per any interlocal agreements as authorized by the Nevada Revised Statutes.
- **Residential Construction Tax (RCT)** – A tax that is imposed on the construction of new apartment houses and residential dwelling units to pay for constructing capital improvements in certain park districts. This tax was authorized by city ordinance in 1989 (LVMC 4.24.010).
- **Service Fees** – Charges that are assessed to individuals based on their usage of special services.
- **Nevada Public Lands Management Act (SNPLMA)** – Proceeds from public land sales to be used to fund the development of parks, trails, recreational facilities, and natural areas.
- **Special Assessments (Assessments)** – Payments that are collected from property owners to repay bonds issued to pay for the cost of improvements to a property, such as pavement, curbs, gutters, streetlights, and driveways. These improvements are usually done at property owners' requests.

Generally, funding for construction of new public buildings comes from bonds or the existing fund balance. In order to receive funding, proposed buildings must go through the CIP approval procedure. This process includes a review by the sponsoring department, the CIP committee, and ultimately the City Council. Upon final approval of a proposal, funding is allocated for the next fiscal year. While the CIP budgets typically plan five years into the future, not all requests beyond the current budget year receive secured funding.

## ARCHITECTURE AND LANDSCAPING

### DESIGN

The design concepts of public buildings are intended to exemplify the desired architectural elements within the community. Public buildings with civic stature, quality materials, and prominent settings project a sense of permanence and human scale that express the dignity and importance of public institutions. The designs of existing community buildings vary from Neoclassical and Mission style cultural facilities to Contemporary and Post Modern police stations. As a result of this variety of styles, all public building projects require a case by case architectural review rather than adopting one generic architectural standard to encompass all public projects. Aside from meeting



minimum zoning requirements (from which the City is typically exempt), the only citywide standards for public building design and landscaping are contained within the Public Works Office of Architectural Services' (OAS) "Design Standards for Parks, Buildings, & Parking Facilities" document. While this document has design standards concerning matters varying from finish materials to flooring, it does not address aesthetic nuances of buildings other than to restrict inappropriate building materials. Rather than dictating architectural style, these standards are intended to provide for the evaluation of operating and material costs, replacement part stocking, insuring that features are included beyond what is required by existing and potential future building codes, and to insure safe, low maintenance, and sustainable public buildings.

In addition to the baseline standards noted above, the City adopted a Green Building Program resolution in 2006 (discussed in detail below) that will affect the way public buildings are designed. The City of Las Vegas expects all new projects to demonstrate innovative design that achieves increased levels of environmental sustainability, in addition to maintaining all standards currently in place.

## GREEN BUILDING

Green building is a national design and construction initiative that integrates natural resources more proficiently into the built environment to create more efficient and environmentally sustainable structures. It is an approach to designing and constructing buildings to conserve energy, water, and material resources. The green building initiative includes the following guidelines:

- Use natural and manmade resources efficiently;
- Consider of the impact of buildings and development projects on the local, regional, and global environment;
- Permit the environment to function naturally;
- Conserve and reuse water;
- Maximize the use of local resources;
- Optimize energy performance by installing energy efficient equipment and systems;
- Incorporate natural day-lighting and ventilation; and
- Minimize construction waste

The City of Las Vegas City Council approved a Green Building Program resolution on October 18, 2006. The Las Vegas Green Building Program establishes sustainability as a City priority and further demonstrates the City's dedication to the environment. Green building practices can ease the vast impact that building design, construction and maintenance



*The Green Building program promotes building design and construction to conserve energy resources.*

have on both people and nature. The Green Building Program can improve work and learning environments and reduce energy consumption costs.

Part of the Green Building Program resolution states that the City will “use its best efforts to ensure that all public buildings built by and for the City are built to the United States Green Building Council’s (USGBC) LEED-Silver level (a discussion of the LEED program is included below) or other equivalent standard, as identified by the Director of the Nevada State Office of Energy.”<sup>2</sup> The City Council has authorized the City Manager to dedicate a portion of franchise fees collected from providers of electricity, gas, and solid waste collection services (up to \$2,500,000) “to fund any increased costs associated with the construction of new public buildings, costs for the renovation or maintenance of existing facilities to LEED-Silver level or other equivalent standard, and the funding of green building and sustainability incentives and the development of public education programs.”<sup>3</sup> Beginning in Fiscal Year 2008, the Planning & Development Department will prepare an annual report documenting the overall increase in the number of green buildings within the city and the resulting environmental benefits such as energy conservation, reduction in water consumption, reduction of greenhouse gas production, and the conservation of natural resources.

## LEED

LEED, which stands for Leadership in Energy and Environmental Design, is a point based rating system developed by the USGBC that establishes a national standard for measuring a project’s sustainability with regard to design, construction, and operation. Points are given for green practices such as using less water and energy or providing natural daylight and views. Based on a building’s total number of points, it will receive one of four ratings: Certified, Silver, Gold, or Platinum. (More information about the rating system and the LEED program can be obtained from the USBGC.)

## LANDSCAPING

To provide guidance on resource-efficient planting, the Southern Nevada Water Authority (SNWA) has Water Smart standards that can be applied to all types of properties. This program includes guidelines for reducing water usage by incorporating new technology into both new and existing buildings. By implementing these standards, the City has the opportunity to set the community-wide standard for conservation.

<sup>2</sup> *Green Building Program resolution*

<sup>3</sup> *Ibid*



## HISTORIC BUILDINGS

One important exception to the typical process for funding public buildings is designated historic structures. The U.S. Post Office and Courthouse, the Fifth Street School, and the Westside School have been officially designated as historic, and are listed on either or all of the local, state, and National Registers of Historic Places. Listing a property as such can affect how the city uses and programs the building. For example, if the building is listed on the city of Las Vegas Historic Property Register, any work that requires a permit must be reviewed by the Historic Preservation Commission. In addition, projects that involve federal funds (as many renovations to historic properties do) are subject to environmental review to determine the impact on historic properties. This can add cost to a project and if it is determined that the project will have a negative effect, mitigation efforts must be considered in the budget process.

Historic buildings not only have intrinsic value as unique architectural gems in the community, but are well-documented contributors to economic development. For example, preservation projects can help create jobs, not only in construction, but also in the heritage tourism and hospitality industries. Preservation of public buildings also supports the city's commitment to conserving public money and encouraging sustainability initiatives by reducing the demand for new infrastructure and raw materials required for new construction.

## BUILDING TYPES

The Office of Real Estate and Utilities of the Field Operations Department divides public buildings into several categories. No formal definitions or criteria are given to these buildings by Real Estate and Utilities. However, for the purpose of this document, the following meanings will be assigned to the terms listed below:

- **Cultural** – A building used primarily for the display of visual or performing arts, literature, history, science, or other subject of local, regional, or national importance. Additionally, these buildings may be used for educating the public on the aforementioned subjects through classes, seminars, workshops, etc.
- **Administrative** – A building used primarily as office space for the execution of various City functions.
- **Warehouse** – A building used primarily for the storage of vehicles, supplies, or other equipment.



- **Detention** – A building used primarily for the detaining of criminals and associated activities thereof.
- **Twenty-Four Hour** – A building providing protective services such as fire and police services twenty-four hours a day.
- **Other** – A building that does not fit into another category. Often, these buildings are accessory to the uses listed above.



*Westside School (EOB)*



# EXISTING CONDITIONS AND FUTURE NEEDS ANALYSIS

## CULTURAL

Public buildings that are home to functions such as art centers, museums, community cultural centers, performing arts spaces, and libraries are the types of buildings that comprise the cultural category. This section will identify and locate each cultural building in the Las Vegas city limits. An analysis will follow, exploring supply and demand of cultural buildings within the city.

Cultural buildings play an important role in community life and have been a valued component of Las Vegas for many years. Las Vegas has a wide range of arts and cultural organizations, resources, attractions, and activities that are a source of community pride and enrichment.



*Natural History Museum*

## MUSEUMS AND PERFORMING ARTS

The major cultural facilities in Las Vegas are those that are associated with local cultural arts organizations and programs. Las Vegas is home to a variety of museums that hold collections of paintings, sculptures, and photography that document Nevada's artistic heritage. In some instances, the building itself can be part of the artistic collection. The Las Vegas Downtown Post Office is being transformed to potentially accommodate several museum exhibits. The building is on the National Register of Historic Places. Other cultural buildings include the Natural History Museum and the Charleston Heights Art Center, which has a theatre that seats 375 people. The West Las Vegas Arts Center is comprised of two buildings totaling over 8,000 square feet of floor space, and includes an arts and crafts room, community gallery, conference room, and dance and recording studios. The Reed Whipple Cultural Center has two theaters (275 and 80 seats), a dance studio, art gallery, arts and crafts room, and conference rooms. The Las Vegas Academy Lowden Theatre is a 40,000 square foot facility owned and operated by the Clark County School District (CCSD) that hosts a number of performances by the students of the Las Vegas Academy of International Studies, Performing and Visual Arts. Performing and visual arts workshops and performances are also held at the majority of Leisure Services Recreation and Senior Centers.



*The plaza at the East Las Vegas Community Center*

The Cultural Corridor is located just north of downtown and is a cultural hub located along Las Vegas Boulevard. Currently, the corridor consists of the state office building, the Las Vegas Public Library, the Las Vegas Natural History Museum, Lied Discovery Children's Museum, the future Neon Museum and Boneyard Park, the Old Las Vegas Mormon Fort and State Historic Park, the Reed Whipple Cultural Center, and Cashman Center, a multi-use facility with a 1,922 seat theatre and a 10,000 seat baseball stadium.

“Performing and visual arts” is a term that encompasses performances, art exhibits, workshops, dance studios, art classes, festivals, and special events. There are sixteen facilities within the city of Las Vegas which house performing and visual arts. The following table displays the inventory of existing museums and performing arts centers in Las Vegas.

<b>Existing City Museums, Performing, and Visual Arts Facilities</b>				
<b>Name</b>	<b>Location</b>	<b>Land Ownership</b>	<b>Const. Year</b>	<b>Facility Size (Sq Ft)</b>
West Las Vegas Arts Center	947 W. Lake Mead Ave.	CLV	1994	7,601
Natural History Museum	900 N. Las Vegas Blvd.	CLV – Leased to Natural History Museum	1963	38,080
Charleston Heights Art Center	800 S. Brush St.	CLV	1978	25,540
Lied Discovery Children’s Museum	833 N. Las Vegas Blvd.	CLV – Leased to CC Library District	1990	104,000
Neon Museum Boneyard Park	731 N. 9th St.	CLV	N/A	2.53 acres
Lorenzi Park Community Exhibition Studio	720 Twin Lakes Dr.	CLV	1950	6,642
Hills Park Center Outdoor Amphitheatre	9100 Hillpointe Rd.	CLV	1991	Grass Seating for 2,500
Cashman Center Theater	850 N. Las Vegas Blvd.	Clark County	1983	39,500
City Hall Bridge Gallery	400 E. Stewart Ave	CLV	1973	2,800
Springs Preserve Amphitheater	333 S Valley View Dr.	LVVWD	2007	Seating for 2,000
Old Las Vegas Mormon Fort	500 E Washington Ave.	State of Nevada	Renovated in 1995	4,000
Reed Whipple Cultural Center	821 N. Las Vegas Blvd.	CLV	1963	32,510
Sammy Davis Jr. Festival Plaza	720 Twin Lakes Dr.	CLV	1951	6,346
LVA Lowden Theatre	315 S. 7th St.	CCSD	2004	40,000
Nevada State Museum	700 Twin Lakes Dr.	CLV	1982	35,000
Las Vegas Art Museum	9600 W. Sahara Ave.	CC Library District	1996	30,000

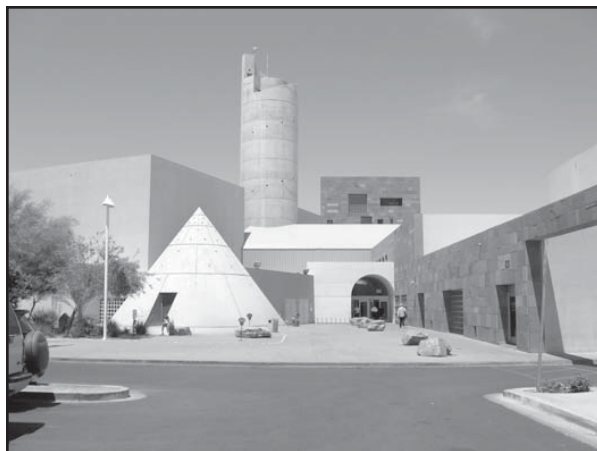




## LIBRARIES

Through a cooperative effort, Las Vegas and Clark County have established libraries throughout the Las Vegas Valley. This combined effort is called the Las Vegas-Clark County Library District. All six libraries in the city are designed to host a variety of programs including art classes, concerts, theatre, author appearances, lecture series, book discussions, and workshops. Libraries have exhibition spaces that display the work of local artists. The following list includes the six libraries located within the city limits of Las Vegas, excluding all others in Clark County.

Existing City Libraries				
Name	Location	Land Ownership	Const. Year	Facility Size (Sq Ft)
Las Vegas Library	833 Las Vegas Blvd. North	CLV	1990	104,000
Rainbow Library	3150 N. Buffalo Dr.	CLV	1994	25,000
Sahara West Library	9600 West Sahara Ave.	Clark County	1997	122,000
Summerlin Library	1771 Inner Circle Dr.	Clark County	1993	40,195
West Charleston Library	6301 W. Charleston Blvd.	University Board of Regents	1993	38,900
West Las Vegas Library	951 W. Lake Mead Blvd.	CLV	1989	38,866



*Las Vegas Library and Lied Discovery Children's Museum*



*Charleston Heights Arts Center*

## FACILITY NEEDS

One of the hallmarks of a world-class city is the extent of its opportunities for cultural expressions. While the city of Las Vegas has made great strides in recent years regarding cultural facilities, the 2020 Master Plan policy document indicates that the city must continue to expand its cultural role if it intends to aspire to “world-class” status.

Peter Sander and Bert Sperling’s 2004 book, “Cities Ranked and Rated: Your Guide to the Best Places to Live in the U.S. & Canada”, scores each of the 331 principal U.S. metropolitan areas and ranks their overall cultural opportunities in sequence from No. 1 (best) to No. 331 (worst). The rankings for cultural arts are based on museums, performing arts, arts media, libraries, street art, statues, etc. When compiling the cultural rankings list, Sperling and Sander favored cities with highly touted museums, professional performing arts venues (classical music and theater) and remarkable library systems. The following table lists the 30 most populated cities in the United States and their cultural arts rankings according to Sander and Sperling.

Cultural Ranking of the 30 Largest US Cities		
City	Population	Cultural Arts Ranking
New York, NY	8,143,197	1
Los Angeles, CA	3,844,829	6
Chicago, IL	2,842,518	5
Houston, TX	2,016,582	21
Philadelphia, PA	1,463,281	9
Phoenix, AZ	1,461,575	269
San Antonio, TX	1,256,509	165
San Diego, CA	1,255,540	8
Dallas, TX	1,213,825	20
San Jose, CA	912,332	81
Jacksonville, FL	782,623	252
San Francisco, CA	739,426	2
Austin, TX	690,252	59
Memphis, TN	672,277	91
Baltimore, MD	635,815	18
Fort Worth, TX	624,067	134
Charlotte, NC	610,949	98
El Paso, TX	598,590	108
Milwaukee, WI	578,887	10
Seattle, WA	573,911	24
Boston, MA	559,034	3
Denver, CO	557,917	15
Washington D.C.	550,521	4
<b>Las Vegas, NV</b>	<b>545,147</b>	<b>130</b>
Portland, OR	533,427	36
Oklahoma City, OK	531,324	160
Tucson, AZ	515,526	191
Albuquerque, NM	494,236	142
Fresno, CA	461,116	94
Sacramento, CA	456,441	107

Source: *Cities Ranked and Rated: Your Guide to the Best Places to Live in the U.S. & Canada*, 2004



At 130th on the list, Las Vegas ranks significantly lower culturally than similarly sized cities such as Portland, Oregon and Denver, Colorado. While improvements have been made in recent years regarding cultural arts, the 2004 ranking indicates that the City of Las Vegas must continue to invest in the cultural arts to improve the quality of life for its citizens.

While there are no adopted standards or ratios that guide cultural facility development, there are numerous goals, objectives, and policies identified within the 2020 Master Plan policy document that encourage cultural development throughout the city. Cultural enrichment facilities should be available to all citizens and visitors of Las Vegas, and they should be designed to bring cultural awareness and pride to the city. Desired cultural facilities identified in the 2020 Master Plan policy document include a performing arts center, a major sports entertainment center, museums, and venues for public art and culture.

## PROPOSED FACILITIES

The city is currently experiencing a cultural renaissance as some of the policies outlined in the 2020 Master Plan are being implemented. The renovation and revitalization of the historic Fifth Street School, located in downtown Las Vegas, continues with an expected completion date of late 2007. Plans are for this historic building to be reused as a “cultural oasis” in the heart of downtown Las Vegas. The primary tenants will be the University of Nevada Las Vegas Fine Arts Program, including the Downtown Design Center for the School of Architecture; the Nevada School of the Arts (a music education organization); the American Institute of Architects (AIA), and the city of Las Vegas Office of Cultural Affairs.



*Renovation is currently underway at the Fifth Street School*

The Las Vegas Springs Preserve is a 180-acre national historic site commonly known as the “birthplace of Las Vegas.” This cultural and historic attraction offers an educational and recreational gathering place to commemorate Las Vegas’ dynamic history and provides a vision for a sustainable future. The Preserve features a series of exhibits, galleries, an outdoor amphitheater, an interpretive trail system, and a botanical garden, all of which opened in 2007. The Nevada State Museum component of the Preserve is expected to open in 2008.



*Desert Living Center Rotunda at the Desert Springs Preserve*

Proposed cultural facilities are shown on the following table:

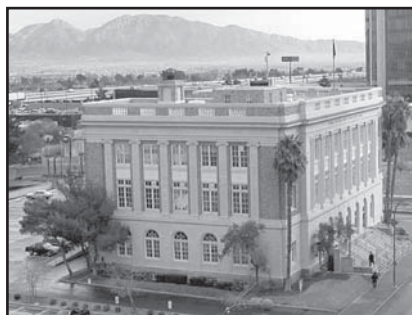
<b>Proposed Cultural Facilities</b>					
<b>Proposed Facility</b>	<b>Budget Year</b>	<b>Estimated Sq Ft</b>	<b>Location</b>	<b>Funding Source</b>	<b>Estimated Completion Date</b>
Smith Performing Arts Center	2007 thru 2011	TBD	Parcels H & I of Union Park	Car Rental Tax / Future Bonds / Contributions	2011
Museum at the Downtown Post Office	2008	34,573 SF	301 Stewart	Fund Balance / Contributions / Grants	2008
Centennial Hills Amphitheater	2007	Grass seating for 3,500 people	7101 N. Buffalo	Bonds / Fund Balance / SNPLMA	2008



*Model of the Lou Ruvo Brain Institute*

The city of Las Vegas is currently developing Union Park, a 61-acre parcel located east of Bonneville Avenue and south of Grand Central Parkway that the city acquired in 1995. Plans call for parcels H and I to be developed as the Fred W. and Mary B. Smith Center for the Performing Arts. The center will have three performance venues: a large, multi-use theater with more than 2000 seats, a medium-sized theater with approximately 800 seats, and a black box theater equipped for intimate performances, receptions and other events. The project is in the initial design stages, with ground breaking anticipated in late 2008. Funding will be provided by future bonds, to be repaid by the car rental tax. Private contributions will also comprise a significant portion of the required funding.

Also being built at Union Park is the Lou Ruvo Brain Institute, which broke ground on February 9, 2007. The institute will focus on the research and treatment of Alzheimer's, Huntington's, Parkinson's, ALS and memory disorders. While not a public facility per se, it is designed by world renowned architect Frank Gehry, and its unique and artistic design will be the focal point of Union Park. Nearly 7,000 square feet of the institute will be available for the Museum of the Mind, an interactive museum of the mind and brain.



*Downtown Post Office*

The downtown Post Office project is the rehabilitation of the former Federal Courthouse and Post Office Building for use as a museum and cultural center. The project may include exhibitions, galleries, offices, museum store and special events space. The project, financed by the fund balance, contributions and grants, is scheduled to be completed by 2009. It is anticipated that this museum will focus on the region's history and growth from the 1940s through the 1960s.

## LIBRARY

The Las Vegas – Clark County Library District has funded a new library located at Buffalo Drive and Deer Spring Way. This capital improvement is funded by the District's Capital Projects Fund.

Proposed Library Facilities					
Proposed Facility	Budget Year	Estimated Sq Ft	Location	Funding Source	Estimated Completion Date
Centennial Hills Public Library	2007	45,616 SF	Buffalo Drive and Deer Springs Way	Capital Projects Fund	2009

The Centennial Hills Public Library is the first new facility to be funded since the West Library opened in 1997. This facility will serve the fast growing Centennial Hills Sector and is scheduled to open in 2009. The 45,616 square-foot facility will be equipped with state of the art technology and will have a 300-seat theater. The building will seek a LEED (Leadership in Energy and Environmental Design) Silver Certification and will utilize regional building materials and water efficient irrigation systems.

## ADMINISTRATIVE AND WAREHOUSE

Many of the City's employees use public buildings in some capacity, either as office, warehousing, or other space. Public Works and Field Operations are the departments that are directly responsible for constructing and maintaining these buildings. They also set standards for the space needs of employees.

The City's existing building stock is currently maintained by the Facilities Management division of the Field Operations department. Facilities Management is responsible for routine maintenance of public buildings, renovation work, and general upkeep of the building stock. For the 2007 fiscal year, the division budget was just over \$14 million (labor, services, and supplies). In addition to facilities maintenance, Facilities Management handles custodial services, remodeling, and real estate and utilities. A list of the City's real estate assets is kept by Facilities Management, and this list includes all types of public buildings ranging from recreation centers to modular units to restrooms.

The construction of new public buildings within the City is overseen by the Public Works department's Office of Architectural Services (OAS). OAS, through the Office of the City Engineer, manages the design and construction of public buildings, including pre-planning conceptual design, design development, project management and construction support.

## **DETERMINING BUILDING AND LAND ACQUISITION NEEDS**

In order to justify expansion and renovation of buildings to provide more space for the provision of City services, the City has standards for determining its space needs. Most departments (those that use office space to conduct primary duties) follow the City's Office of Architectural Services standards for office/cubicle size requirements.

Certain departments, such as Detention and Enforcement, have different standards based on specialized needs. In order to facilitate the determination of these special needs and considerations, the City has organized a team of representatives from each department. Led by Field Operations, this committee, known as IRECT (Inter-Departmental Real Estate Coordination Team), consists of one representative from each department. The purpose of this informal committee is to share ideas and concerns about spatial needs.

Once it is determined that space is needed in order to adequately provide City services, land currently owned must either be designated for a building or new land acquired. One of the most important components of locating new buildings is acquiring the land on which they will reside.

The City also utilizes BLM (Bureau of Land Management) land as a potential source of property. When BLM land is used, the land is acquired at no cost or is leased at a reduced rate. Upon completion of construction, a patent on the land is requested from BLM and is retained as long as the site is used for a public purpose. New construction projects must be approved through the CIP process. That process is outlined in the "funding public buildings" section of this document.





## EXISTING FACILITIES

The city of Las Vegas currently has approximately 550,000 square feet of administrative and warehouse space located throughout the city. The City Hall complex and the Development Services Center are the two largest administrative buildings in the city's inventory. The West Service Center and the City Maintenance and Storage Yard are the two largest warehouse facilities and store or house many of the city's vehicles, equipment, and repair facilities.



*Las Vegas City Hall Tower*



*City maintenance and storage yard*



*West Service Center administrative and warehouse facility*



*Development Services Center*

<b>Existing Administrative and Warehouse Facilities</b>			
<b>Facility</b>	<b>Address</b>	<b>Sq Ft</b>	<b>Type</b>
<b>City Hall</b>			
City Engineer's Building	420 N. 4th St.	10,566	Admin
Pavement Mgt Field Office (Modular)	420 N. 4th St.	280	Admin
Addition (Human Resources/ Business Development)	400 Stewart Ave.	32,442	Admin
Basement	400 Stewart Ave.	18,000	Admin
Council Chambers	400 Stewart Ave.	10,707	Admin
Metro (includes portions of the basement, 1,2,3,7, & 8th floors)	400 Stewart Ave.	50,987	Admin
Tower	400 Stewart Ave.	115,300	Admin
Former Municipal Court and Jail	400 Stewart Ave.	38,455	Admin
Equipment Building	400 Stewart Ave.	7,533	Warehouse
<b>Development Services Center</b>	731 S. 4th St.	40,019	Admin
<b>Downtown Senior Services Center</b>			
Bldg II	300 S. 9th St.	13,132	Admin
Bldg III	310 S. 9th St.	7,376	Admin
Administration	310 S. 9th St.	1,932	Admin
<b>Leisure Services Administration</b>	749 Veterans Memorial Dr.	17,517	Admin
<b>Leisure Services / Oracle Offices</b>	440 N. 4th St.	4,184	Admin
<b>Streets Modular - Satellite Yard</b>			
Administration Office	4349 Vegas Dr.	1,188	Admin
Lake Mead Trailer	4349 Vegas Dr.	1,440	Admin
Supply Warehouse Offices - Modular	4349 Vegas Dr.	1,638	Admin
Building & Safety	7551 Sauer	8,394	Admin
<b>City Hall Annex (Central Stores/Graphics/VS)</b>	300 Las Vegas Blvd. N.	13,054	Warehouse





<b>Existing Administrative and Warehouse Facilities – continued</b>			
<b>Facility</b>	<b>Address</b>	<b>Sq Ft</b>	<b>Type</b>
<b>City Maintenance and Storage Yard</b>			
Building Services/TEFO	3104 E. Bonanza Rd.	16,034	Admin
Parks & Open Spaces Admin	3124 E. Bonanza Rd.	2,880	Admin
Fire Equipment Services Center	3140 E. Bonanza Rd.	12,571	Warehouse
Fire Equipment Services Center (old)	3116 E. Bonanza Rd.	3,186	Warehouse
Carpenter/Paint Shop	3108 E. Bonanza Rd.	10,000	Warehouse
Maintenance Storage Bldg. (Million \$ Shed)	3112 E. Bonanza Rd.	2,400	Warehouse
T/E Supply Building	3160 E. Bonanza Rd.	1,200	Warehouse
Vehicle Services - Bldg B	3128 E. Bonanza Rd.	15,946	Warehouse
Vehicle Services - Modular	3128 E. Bonanza Rd.	160	Warehouse
Garage & Storage	3128 E. Bonanza Rd.	1,044	Warehouse
<b>Traffic Signal Repair</b>	2801 E. Charleston Blvd.	3,343	Warehouse
<b>Vehicle Services Satellite Garage #1</b>	4357 Vegas Dr.	3,261	Warehouse
<b>West Service Center</b>			
Construction Services	3001 Ronemus Dr.	12,236	Admin
Field Operations	2875 Ronemus Dr.	12,690	Admin
TEFO Administration (formerly Streets & Sanitation)	2900 Ronemus Dr.	3,521	Admin
IT Addition	2900 Ronemus Dr.	1,662	Admin
Field Operations - Maintenance	2880 Ronemus Dr.	5,565	Warehouse
Records Storage Facility	2825 Ronemus Dr.	27,282	Warehouse
Streets Storage	2900 Ronemus Dr.	2,052	Warehouse
TEFO Maintenance	2985 Ronemus Dr.	4,737	Warehouse
Vehicle Services	2950 Ronemus Dr.	14,605	Warehouse
<b>Total Building Square-Footage</b>		<b>550,519</b>	

## FACILITY NEEDS

In order to predict the future needs of administrative and warehousing facilities, it is important to identify the current conditions regarding space needs within the city. There are currently 2,057 full and part-time employees located at various locations throughout the city. These employees occupy approximately 550,519 square feet of administrative and warehouse building space. Detention and Enforcement Department, Municipal Court, and Fire and Rescue employees have been excluded from the administrative space needs analysis due to the unique nature of their operations and differing service standards. The space needs for these departments have been individually addressed within other sections of this element.

Analyzing population and employee workforce trends over the past seven years, there has been an average of 3.45 city workers per every 1000 residents. For this analysis, we assume that at least 3.45 employees per 1,000 residents will be required in the future in order to maintain the level of customer service that city currently provides. In order to maintain this ratio, an increase of staff will be required given the projected increase of the city's population. This staff increase can then be translated into future space requirements using the square-foot per employee standard identified in the paragraph below.

For the purpose of this analysis, a square-foot per employee standard was created by dividing the total workspace square-footage by the number of current employees. Using this formula, we can assume that in 2006, each employee required approximately 267 square feet of building space. This calculation is simplified; the results do not consider various offices sizes required by different positions, storage areas, break rooms, hallways, etc. This is only meant to provide a base number in order to predict future space needs given the conditions at the present time.



<b>Space Needs Analysis through 2030</b>							
	<b>2006</b>	<b>2010</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>Increase</b>
Population	591,536	665,591	761,202	781,396	797,022	802,066	210,530
Employees (@ 3.45per 1,000)	2,057	2,296	2,626	2,695	2,749	2,767	727
Space Required @ 267 SF per employee*	550,519** SF	613,00 SF	701,000 SF	720,000 SF	734,000 SF	739,000 SF	188,500 SF

Source: Population Projection by City of Las Vegas Planning & Development Department

\*result rounded to the nearest hundred

\*\* Current existing space

The table above identifies the required number of additional employees and administrative/warehouse space that will be required every five years given the expected population increase through the year 2030. Over this timeframe, it is projected that the city's population will increase by approximately 210,530 to 802,066 people. Given our established standards, this increase in population will require an additional 726 employees to maintain the current level of customer service that the city provides. This increase of personnel will approximately require an additional 192,500 square feet of building space in order to meet the current standard of 267 overall square feet per employee.

Given our future space needs, the city of Las Vegas is in the preliminary planning stages for the development of a new City Hall complex and a new Development Services Center. It is expected that the City Hall facility will be at least 500,000 square feet, which would be approximately 200,000 square feet larger than the current City Hall complex meeting the future needs of the city until the year 2025.

A new Development Services Center is also in the planning stages. Currently, the DSC is located at 731 S. Fourth Street and is leased by the city from a private party. At this time, the city is exploring options including the Enterprise Business Park as a possible location for the new facility. The Enterprise Business Park is located at the southwest corner of Lake Mead Boulevard and Martin Luther King Avenue. Another location under consideration is a vacant commercial space at the southwest corner of Rancho Drive and Washington Avenue. The new Development Services Center is currently being programmed for approximately 120,000 square feet, which is about 80,000 square feet larger than the existing DSC facility and will house a majority of Public Works Administrative offices.

## PROPOSED FACILITIES

In order to help alleviate current and future spaces needs, several projects have been identified in the 2007 Capital Improvement Budget.

<b>Proposed Administrative Facilities</b>					
<b>Proposed Facility</b>	<b>Budget Year</b>	<b>Estimated Sq Ft</b>	<b>Location</b>	<b>Funding Source</b>	<b>Estimated Completion Date</b>
City Hall Complex	TBD	TBD	TBD	Bonds / Fund Balance	N/A
Traffic Signing and Marking Shop Relocation and Expansion	2007	6,900	2875 Ronemus Dr.	Fund Balance	2007
West Service Center Streets Shop	2008	TBD	2875 Ronemus Dr.	Unfunded	2008
Development Services Center	2008	TBD	TBD	Bonds / Fund Balance	2010
IT Data Center Building	2011	6,000	TBD	Unfunded	2011

Due to the growth in the city, a more centrally located Traffic Signing and Marking shop is required to improve customer service and decrease the response times for citizen concerns. The facility will utilize an existing 2,400 square-foot facility being vacated by the Field Operations Department, and then subsequently expanded by approximately 4,500 square feet. The facility's completion is anticipated in June of 2007.

Construction of a workshop facility for the Streets division at the City's West Service Center has been approved but is currently unfunded. The workshop will include a welding area for rod iron gates and other miscellaneous metal fabrication, along with space for materials, supplies and equipment. The existing Streets storage facility will be utilized for the relocated Traffic Signing and Marking shop facility.

A new IT Data Center is required as the current location at city hall does not have sufficient emergency power capability for future needs. The new facility should be located away from City Hall in order to address security and functional concerns. The building will be approximately 6,000 square feet and include an uninterruptible power source, appropriate fire suppression systems, and a climate controllable environment. This project will provide Information Technology the ability to maintain computing services on a continuous basis. This project is currently unfunded, and the estimated completion date is June of 2011.

# DETENTION AND ENFORCEMENT

A public building used as a detention center houses people charged with criminal offenses who are awaiting trial, who have been sentenced in court, or who have been sentenced in family court. This section identifies and locates each public building used for detention purposes within the Las Vegas city limits. An analysis will follow detailing whether the city supply of detention buildings is adequate to meet the demand of detention space. Future detention space needs are analyzed. Detention buildings play an important role in the overall safety of Las Vegas citizens. The Detention and Enforcement Department forges working partnerships with the local community and other public safety agencies to reduce the growth of the offender population and strives for excellence with a highly trained, ethical and dynamic work force.



*City of Las Vegas Detention Center*

## EXISTING BUILDINGS

The Detention and Enforcement Department consists of three divisions: Detention Center Division, Field Services Division, and Support Services Division. The Detention Services Division is tasked primarily with detaining offenders and running the day-to-day operations of the custody units. The Field Services Division is the law enforcement branch of the department and is responsible for the maintenance and deployment of the City Marshal, Animal Control, and Parking Enforcement workforce. The Support Services Division specializes in departmental administrative functions, control center operations, and staff training and education. Detention and Enforcement personnel occupy various administrative buildings and custody units located at the northeast corner of Stewart Avenue and Mojave Road.

Existing Detention and Enforcement Facilities		
Facility	Address	Total Bldg. Sq Ft
Support Services	3100 E. Stewart Ave. 3150 E. Stewart Ave. 3300 E. Stewart Ave.	13,651
Detention Center	3200 E. Stewart Ave.	138,210
Field Services Center	3200 E. Stewart Ave. 413 N. 7th St. 416 N. 7th St. 417 N. 7th St.	11,733

## FACILITY NEEDS

On October 5, 2005, the City Council approved funding for the creation of a Needs Assessment Program to ascertain when and where new Detention and Enforcement Department facilities are necessary. The Needs Assessment Program was completed on January 13, 2006 by KGA Architects. The program shows the existing requirements, immediate needs, and needs by the year 2020 for each of the three divisions within the department. These include the Detention Center, Field Services, and Support Services Divisions.

In the table below, the "Existing Conditions" column describes the current facility square-footage; the "Immediate Space Needs" column indicates the ideal amount of facility square-footage required to accommodate the current inmate population, departmental employees, public use areas, etc.; the "2020 Space Needs" column projects facility square-footage needs in the year 2020.

### DETENTION CENTER DIVISION

Future Detention Center Division Space Needs			
Detention Center Division	Existing Conditions	Immediate Space Needs	2020 Space Needs
Close Custody Unit	9,905 SF	24,255 SF	46,350 SF
Programs and Visitation Unit	9,079 SF	18,865 SF	41,414 SF
Lieutenant's Building	1,733 SF	2,358 SF	2,755 SF
Gym and Lockers building	3,029 SF	4,941 SF	11,988 SF
Cell Units 1 thru 6	101,333 SF	156,053 SF	344,924 SF
Culinary Building	9,073 SF	9,073 SF	18,000 SF
Property Storage & Maintenance	7,164 SF	11,120 SF	19,273 SF
Administrative Building	5,441 SF	6,519 SF	10,024 SF
Lock Shop	1,358 SF	1,996 SF	2,559 SF
<b>Totals</b>	<b>138,210 SF</b>	<b>235,180 SF</b>	<b>497,287 SF</b>

Source: City of Las Vegas Detention Center Needs Assessment Program, 2006

The Detention Center Division currently has approximately 138,210 square feet of facility area; however, 235,180 square feet would be the optimal amount of floor space given the current conditions. By the year 2020, it is anticipated that 497,287 square feet of facility space will be needed given projected conditions. This square-footage total includes the various sections of the Detention Center Division, and is exclusive of any outdoor yards or facilities.

The existing detention facility is capable of housing 1050 inmates. The 2020 projection indicates additional space is necessary to accommodate an additional 1950 inmates bringing the City's total inmate housing capacity to 3,000. Structures will consist of 50 cells per unit, two units per building. Three buildings will accommodate four prisoners per cell or 1200 inmates. One building will accommodate 2 prisoners per cell or 200 inmates, and another building will facilitate inmate bookings with holding capacity for 500 inmates.

Currently, the existing Close Custody Unit is 9,905 square feet. The Needs Assessment Program identifies that a 24,255 square-foot Close Custody Unit is required given the current conditions. According to the projections, this facility would need to be expanded to 46,350 square feet by the year 2020. An expanded facility would house a booking area, offices, and special types of inmate cells.

The Needs Assessment Program identifies that a 24,255 square-foot Close Custody Unit is required given the current conditions. No such facility exists at the present time. The facility would house a booking area, offices, and special types of inmate cells. According to the projections, this facility would need to be expanded to 46,350 square feet by the year 2020.

In addition to buildings, outdoor exercise yards are also required for the existing and future inmate populations. The following are the projections for the Detention Center Division:

<b>Outdoor Detention Center Division Space Needs</b>			
<b>Detention Service Division</b>	<b>Existing Conditions</b>	<b>Immediate Space Needs</b>	<b>2020 Requirements</b>
Close Custody Unit Outdoor Facilities (exercise yard)	0 SF	0 SF	3,200 SF
Cell Units 1-6 Outdoor Facilities (exercise yard)	6,500 SF	6,500 SF	20,000 SF

Source: City of Las Vegas Detention Center Needs Assessment Program, 2006

At the present, Detention Services has an ideal amount of outdoor facilities given the current inmate population; however, it is projected that an additional 20,000 square feet of space will be required by the year 2020. In addition, the Close Custody Unit, if built, will require an additional 3,200 of outdoor area by 2020.

## FIELD SERVICES DIVISION

Future Field Services Division Space Needs			
Field Services Division	Existing Conditions	Immediate Space Needs	2020 Space Needs
Field Services	12,696 SF	15,610 SF	30,745 SF

Source: City of Las Vegas Detention Center Needs Assessment Program, 2006

The Field Services Division currently has approximately 12,696 square feet of facility area; however, 15,610 square feet would be the optimal amount of floor space given the current conditions. By the year 2020, it is anticipated that 30,745 square feet of facility space will be needed given the expected growth of the department. Field Services facilities consist of various offices, common areas, storage rooms, and other areas vital to the day-to-day activities of department staff.

## SUPPORT SERVICES DIVISION

Future Space Needs			
Support Services Division	Existing Conditions	Immediate Space Needs	2020 Space Needs
SNLEA	5,388 SF	27,989 SF	55,881 SF
Outdoor Facilities	0 SF	51,000 SF	51,000

Source: City of Las Vegas Detention Center Needs Assessment Program, 2006

The Southern Nevada Law Enforcement Academy (SNLEA) is approximately 5,388 square feet; however, 27,989 square feet would be the optimal amount of floor space given the current conditions. By the year 2020, it is anticipated that 55,881 square feet of facility space will be needed given the expected growth of the department. In addition, there are currently no existing outdoor facilities; however, it has been determined that 51,000 square feet is needed in order to accommodate a future obstacle course and running track. These facilities, if built, would satisfy the department's needs beyond 2020.



## PROPOSED FACILITIES

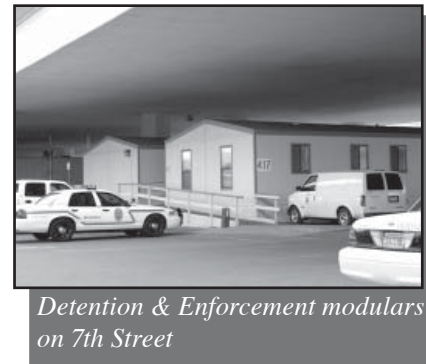
The 2007 Capital Improvement budget identifies several funded facility enhancements and expansions in the next five years. The following chart only includes enclosed facilities, and does not consider proposed software enhancements, fences, or other non-enclosed structures.

<b>Proposed Detention and Enforcement Facilities</b>				
<b>Project</b>	<b>Budget Year</b>	<b>Estimated Sq Ft</b>	<b>Funding Source</b>	<b>Estimated Completion Date</b>
Detention Facility Expansion Phase I	2007	N/A	Fund Balance	TBD
Detention Facility Control Room Expansion	2007	1,000	Fund Balance	2008
Continuation of Detention Facility Expansion Phase I	Future	46,000	Not Funded	TBD

Source: City of Las Vegas Detention Center Needs Assessment Program 2006

The proposed detention expansion is a multi-year project. Phase I consists of constructing a 46,000 square foot booking/closed custody unit with holding capacity for 500 inmates. The funded portion of this project will allow for architectural and engineering work to begin for the eventual design and construction of the structure which will house a booking center, inmate holding, medical, video court and special management inmate housing. This facility is planned for a future date and is currently unfunded.

Structures or expansions that are currently funded include a 1,000 square-foot Detention Facility Control Room Expansion, a 625 square-foot inmate modular, and a 670 dry food storage area addition to the Culinary Remodeling project.



*Detention & Enforcement modularity on 7th Street*

# TWENTY-FOUR HOUR FACILITIES

## INTRODUCTION

The following section identifies public facilities open twenty-four hours a day within the City of Las Vegas. Twenty-four hour facilities typically provide an array of public safety functions and are occupied by the Fire and Rescue Department and the Las Vegas Metropolitan Police Department (LVMPD). The section will illustrate the number and types of existing twenty-four hour facilities within the city of Las Vegas. An analysis of the current buildings will follow, detailing whether or not the city has an adequate supply of twenty-four hour facilities for the ever increasing population demand.

Police and fire stations are common examples of the twenty-four hour facility category. Both departments have primary mission statements that require emergency response to fires, crimes, explosions, rescue calls, and other first-response situations. Twenty-four hour facilities house the people and equipment necessary to accomplish the goals outlined in each department's mission statement. Twenty-four hour buildings and their occupants play an important role in the community by ensuring public safety for the citizens of Las Vegas.

The following sections illustrate each twenty-four hour facility in use by the Fire and Rescue and the Las Vegas Metropolitan Police Department within the city of Las Vegas. The Las Vegas Metropolitan Police Department (LVMPD) is responsible for service throughout the Las Vegas Valley; however only stations within the city limits are listed.

## FIRE AND RESCUE DEPARTMENT

### Existing Facilities

The Las Vegas Fire and Rescue department is comprised of four divisions: Administration, Operations, Fire Prevention, and Medical Services. These divisions are responsible for planning and programming for fire prevention, enforcing fire safety standards, fighting fires, managing hazardous materials, and investigating major fires. The Department also provides an emergency paramedic service as well as the only bomb squad in southern Nevada.

The Fire and Rescue Department has approximately 660 employees who work in a variety of capacities and locations. Occupations range from firefighter and emergency medical technicians to fire engineers and communication specialists. Currently, Fire and Rescue employees are located within fifteen (15) twenty-four hour fire stations and two (2) administrative buildings within the city of Las Vegas. The following table identifies the location and type of each fire facility:



## Existing Fire and Rescue Facilities

Facility	Address	Planning Sector
Fire Station 1	500 N. Casino Center Blvd.	Southeast Sector
Fire Station 2	900 S. Durango Dr.	Southwest Sector
Fire Station 3	2645 W. Washington Ave.	Southeast Sector
Fire Station 4	421 S. 15th St.	Southeast Sector
Fire Station 5	1020 Hinson St.	Southeast Sector
Fire Station 6	190 Upland Blvd.	Southeast Sector
Fire Station 7	10101 Banburry Cross Dr.	Southwest Sector
Fire Station 8	805 N. Mojave Rd.	Southeast Sector
Fire Station 9	4747 N. Rainbow Blvd.	Centennial Hills
Fire Station 10	1501 S. Martin L King Blvd.	Southeast Sector
Fire Station 41	6989 N. Buffalo Dr.	Centennial Hills
Fire Station 42	7331 W. Cheyenne Ave.	Southwest Sector
Fire Station 43	6420 Smoke Ranch Rd.	Southwest Sector
Fire Station 44	7701 W. Washington Ave.	Southwest Sector
Fire Station 45	3821 N. Fort Apache Rd.	Centennial Hills
Fire Station 47	911 Ridge Pine	Southwest
Fire Training Center	633 N. Mojave Rd.	Southeast Sector

## Facility Needs

The Las Vegas Fire and Rescue Department has an established standard of service requiring on-site response to an incident within six minutes from the receipt of the call.<sup>4</sup> Another established standard is to maintain an Insurance Service Office (ISO) Class One Public Protection Classification (PPC). The ISO collects information on municipal fire-protection efforts in communities throughout the United States and assigns a PPC from one to ten. Class One represents exemplary public protection and Class Ten indicates that the area's fire-suppression program doesn't meet ISO's minimum criteria. In an evaluation of 46,696 fire departments nationwide in 2006, the city of Las Vegas was one of only 48 cities receiving a Class One certification.

The city's Centennial Hills Sector, which is bounded by the city limits to the north and Cheyenne Avenue to the south, has experienced a 56 % increase in population between the years

of 2000 and 2006. The largest growth occurred between the years of 2003 and 2004 when 19,055 residents moved into the area. In the past six years, an average of 11,808 people moved into the Centennial Hills Sector each year. In contrast, the remainder of the city experienced its largest growth between the years of 2000 and 2001, when 14,460 residents moved to the area. The year with the least growth was between 2005 and 2006, when 2,901 residents moved into areas outside Centennial Hills. In the past six years, an average of 6,302 people relocated to areas outside Centennial Hills each year. It is important to note that the population growth in the Centennial Hills Sector occurred in an area of approximately 55 square miles as opposed to 131 square miles for the remainder of the city.

<b>Population Growth – Centennial Hills compared to Remainder of the City</b>						
	<b>Centennial Hills Sector</b>			<b>Remainder of the City</b>		
<b>Year</b>	<b>Population</b>	<b>Increase</b>	<b>Percent Growth</b>	<b>Population</b>	<b>Increase</b>	<b>Percent Growth</b>
2000	89,314	-	-	393,560	-	-
2001	98,091	8,777	9.8%	408,020	14,460	3.7%
2002	107,713	9,622	9.8%	413,223	5,203	1.3%
2003	117,478	9,765	9.1%	417,791	4,568	1.1%
2004	136,533	19,055	16.2%	423,291	5,500	1.3%
2005	147,502	10,969	8.0%	428,471	5,180	1.2%
2006	160,164	12,662	8.6%	431,372	2,901	0.7%
Total Pop. Increase	70,850			37,812		
Percent Increase	56%			9%		

Source: City of Las Vegas Planning & Development Department

### Proposed Facilities

Currently, there are fifteen existing fire stations located throughout the city of Las Vegas; however, only one (Station 41) is located north of the Beltway 215 / US 95 interchange. In addition to the demonstrated increase of population in this area, the proposed Kyle Canyon Master Plan Community and 7,868 acres of recently annexed land north of Moccasin Road expected to be Master Planned as PCD (Planned Community Development) will soon add even more people to this part of the city.

Fire facilities within the Summerlin Master Planned Community are required by Development Agreement. Within the Summerlin West area, Station 47 was built by the Master Developer and opened in May of 2007. If the city determines that

#### 4 2020 Master Plan Public Safety Element



additional fire stations are needed within the Summerlin West area, the Master Developer will dedicate up to 1.75 acres to the city for a new facility and provide any necessary infrastructure. The city, however, will be responsible for the construction and maintenance costs of any future stations within the Summerlin West area.

In response to the increased population in Centennial Hills and the westernmost parts of the city, several projects have been incorporated in to the 2007 Capital Improvement Budget in order to mitigate the effects of the area's rapid growth. Three new fire stations (Stations 47, 48, and 49) have been allocated funding for development during the 2007 fiscal year. Fire Station 47, located at 911 Ridge Pine Street, is complete and has been operating since May 2007. This station will serve the Summerlin area west of the Beltway 215. Fire Stations 48 and 49 are currently in the design stage and are scheduled for completion in 2008 and 2010, respectively

Fire Stations F, H, and K have been included in the 2007 five-year Capital Improvement Plan; however funding has not been secured for these sites. It is anticipated that these additional fire stations will be required to both maintain the current ISO Class One rating, and to keep Fire and EMS response times to less than six minutes.

Fire Stations E, L, 46, and Summerlin West were identified in the 2007 capital planning process, but are beyond the five-year scope of the adopted plan. Funding, location, and project costs are preliminary and construction is planned for the years after 2011.



*Fire Station #45*



*Fire Station #47*

## Proposed Fire Stations

Proposed Station	Budget Year	Estimated Sq Ft	Approximate Location	Funding Source	Estimated Completion Date
48	2007	10,260 SF	Elkhorn / Durango	Future Bonds	2008
49	2007	10,260 SF	Bradley / Grand Teton	Fund Balance / Bonds	2010
F	2009	10,260 SF	Tropical / Durango	Unfunded	2009
H	2010	10,260 SF	Grand Teton / Haulapai	Unfunded	2010
K	2011	10,260 SF	Hickam / Cliffs Shadows	Unfunded	2011
E	Future	10,260 SF	Moccasin / Fort Apache	Unfunded	N/A
L	Future	10,260 SF	Racel / Cimarron	Unfunded	N/A
Summerlin West	Future	10,260 SF	Summerlin	Unfunded	N/A
46	Future	10,260 SF	Summerlin	Unfunded	N/A



*Metro Substation Traffic*

## LAS VEGAS METROPOLITAN POLICE DEPARTMENT

### Existing Facilities

Enabled by the passage of Senate Bill 340 at the Nevada State Legislature, the Clark County Sheriff's Office (CCSO) and the Las Vegas Police Department (LVPD) merged to become the Las Vegas Metropolitan Police Department (LVMPD) in 1973. The LVMPD handles services for the City of Las Vegas and unincorporated Clark County. The LVMPD is responsible for the prevention of crime, investigation of offenders, and the protection of residents and visitors.



*Metro Substation Training Center*

Within the city of Las Vegas, the LVMPD has four Type 1 sub-stations, a traffic bureau, and one training facility. Type 1 sub-stations are those located within the urban areas of Metro's jurisdiction, and each is intended to serve up to 125,000 residents. Each of these stations is located within a specific geographic area known as an "Area Command." The Metro substations located within the city of Las Vegas are within the Northeast, Southeast, Downtown, and Northwest Area Commands.

Existing Metro Facilities		
Area Command	Substation Location	Planning Sector
Northeast Substation	831 N. Mojave Road	Southeast Sector
Downtown Substation	621 N. 9th Street	
Northwest Substation	9850 W. Cheyenne Avenue	Centennial Hills
Bolden Substation	1851 Stella Lake	Southeast Sector
Metro Training Center*	861 N. Mojave Road	Southeast Sector
Metro Traffic Bureau*	2300 E. St. Louis Avenue	Southeast Sector

\* not twenty-four hour facilities

### Facility Needs

Within the city of Las Vegas, the majority of existing police facilities are located in the eastern and central parts of the city, as these areas have historically been the locations with the greatest population densities. As population and development continue to expand in the west and northwest portions of the city, accommodations must be made to ensure police protection as population densities grow in this area.

The Public Safety Element of the 2020 Master Plan intended to identify future police facility needs based on forecasted growth throughout the city of Las Vegas. However, there has been a significant population increase within the city of Las Vegas since adoption of the Public Safety Element in 2001. The Centennial Hills Sector alone experienced a 56 % increase in population between the years of 2000 and 2006, with an average of 11,808 people relocating to the area each year. In addition, the proposed Kyle Canyon Master Planned Community and 7,868 acres of recently annexed land north of Moccasin Road expected to be Master Planned as PCD (Planned Community Development) will soon add even more residents to the northwest part of the city.



*Metro Substation Northwest Area Command*



*Metro Substation Bolden Area Command*



<b>Population Estimate through 2030</b>							
	<b>2006</b>	<b>2010</b>	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>Increase</b>
CLV Population	591,536	665,591	761,202	781,396	797,022	802,066	210,529
SE Sector Population	224,684	224,684	225,910	225,910	225,910	225,910	1,226
Centennial Hills Sector Population	160,161	201,158	255,626	275,820	291,446	296,489	136,328
SW Sector Population	206,691	239,749	279,666	279,666	279,666	279,666	72,975

Source: City of Las Vegas Planning Development Department, 2006

The 25 year population projection indicates the majority of growth will occur in the northwest and western parts of the city. The forecast indicates that there will be an additional 210,530 residents living in Las Vegas by 2030. With an increase of only 1,226 residents in the Southeast Sector, the majority of the people moving to Las Vegas will likely locate in the Southwest and Centennial Hill Sectors. This trend indicates that Metro will need to construct new facilities in the Centennial Hills and Southwest Sectors in order to meet their current adopted standard of one station for every 125,000 citizens.

### **Proposed Facilities**

Funding requests for new police facilities are approved by the Las Vegas Metropolitan Police Department Fiscal Affairs Committee (FAC) as required by NRS 280. The FAC is composed of two representatives from each participating political subdivision's governing body and an additional member selected from the general public. Oversight of all LVMPD budget and financial matters is provided by the FAC.

No additional substations are currently funded; however, both the 2020 Master Plan Safety Element, as well as the Police Element of the Clark County Comprehensive Plan states the need for additional substations in order to keep pace with the adopted service standard of one station for every 125,000 citizens. The 2020 Master Plan Safety Element identified the following five stations and their approximate locations within the city given the expected patterns of future population growth.





<b>Future Metro Substations</b>		
<b>Future Station</b>	<b>Anticipated Substation Location</b>	<b>Planning Sector</b>
Station 5	Rainbow / Westcliff	Southwest Sector
Station 6	Buffalo / Washington	
Station 7	Tenaya / Lake Mead	Southwest Sector
Station 8	Deer Springs / Buffalo	Centennial Hills
Station 9	Grand Teton / Bradley	Centennial Hills

While the above stations and their locations were identified in the 2020 Master Plan Safety Element, it is important to note that these are only recommendations and the actual planning of facilities and their locations will be determined by service needs at some point in the future.

## OTHER

The “other” public building category includes buildings that do not fall under any other defined categories. “Other” buildings include: buildings owned by the city of Las Vegas and leased to a second party; buildings leased directly to the City of Las Vegas from a public or private entity; and Municipal Court. An analysis of the buildings currently categorized as “Other” is included in this section, detailing whether or not the city has an adequate supply of the facilities for the ever increasing population demand.

## EXISTING FACILITIES

The following tables include all existing buildings categorized as “Other”. The first table displays buildings owned by the city of Las Vegas but leased to another party, the second table shows the buildings leased to the city of Las Vegas, and the last table includes all the buildings not contained in the previous categories.

<b>City Owned Property Leased to Another Party</b>			
<b>Facility</b>	<b>Lessee</b>	<b>Location</b>	<b>Sq Ft or Acreage</b>
Carson Parking Garage	TLC Gaming	202 E. Carson Ave.	1,740
City Centre (Paul's Garage)	30 Spaces to Bridger & Associates	455 S. 3rd Street	≈133,400
Woodlawn Cemetery	Carriage Services Inc.	1500 N. Las Vegas Blvd.	4,455
Andrea Aggasi Foundation	Charter School Development Foundation	1201 W. Lake Mead Blvd.	84,269
Catholic Community Services Thrift Store	Nevada Catholic Welfare Bureau	531 N. Mojave Road	11,509
Desert Pines Golf Course	Southwest Golf LTD	3415 E. Bonanza Rd.	98 acres
Downtown Senior Services Center	Jude 22 and Nevada Health Center	310 S. 9th Street	24,323
Durango Hills Golf Course	Evergreen Alliance Golf	3501 N. Durango Dr.	17,811
Las Vegas Sports Park	Great American Capital	1400 N. Rampart Rd.	69 acres
Municipal Golf Club	Las Vegas Golf Club joint venture under management agreement	4300 Vegas Dr.	18,734
Natural History Museum	Museum of Natural History	900 N. Las Vegas Blvd.	38,080
Rafael Rivera Community Center	City leases portions of the building to Boricua Association of Las Vegas and Hable	2850 Stewart Ave.	190
Reed Whipple Cultural Center	City leases a portion of property to Neon Museum for office space	821 N. Las Vegas Blvd.	32,510
Variety Daycare	Variety Club of Southern Nevada	990 N. D St.	12,100
Downtown Transportation Center	Regional Transportation Commission of Southern Nevada	400 N. Casino Center Blvd.	10,066
Ogden Parking Garage	Lady Luck Hotel	333 E. Carson Ave.	
Stewart Parking Garage	City leases a portion of the building to Port of Subs and US Bank National Assoc.	261 N. Las Vegas Blvd.	2,117
Crisis Intervention Center: Salvation Army	Salvation Army	1581 N. Main St.	15,322
Las Vegas Enterprise Business Park	Metropolitan Police Department	1851 Stella Lake St.	20,000
Las Vegas Enterprise Business Park	Incubator Suites	1951 Stella Lake St.	17,100
Las Vegas Enterprise Business Park	Clark County	1700 Wheeler Peak Dr.	24,000



**City Owned Property Leased to Another Party – continued**

Facility	Lessee	Location	Sq Ft or acreage
Las Vegas Indian Center	Las Vegas Indian Center, Inc.	2300 W. Bonanza Rd.	4,029
Lied Animal Foundation	Animal Foundation	655 N. Mojave Rd.	
Nucleus Plaza	Urban Chamber of Commerce	1052 W. Owens Ave.	1,280
Nucleus Plaza	State of Nevada Department of General Services	1040 W. Owens Ave.	30,840
Nucleus Plaza	Urban Chamber of Commerce	1048 W. Owens Ave.	1,600
Westside School	Economic Opportunity Board	330 W. Washington Ave.	18,951

**Facilities Leased by City of Las Vegas**

Facility	Owner	Location	Sq Ft
Charlie Kellogg and Joe Zaher Sports Complex	Bureau of Land Management	7901 W. Washington Ave.	10,406
Development Services Center	Schwartz Children 1993 Irrevocable Trust ETAL	731 S. 4th St.	40,019
Regional Justice Center (portion)	Clark County	210 Clark Ave.	94,000

**City Owned Non-Categorized Buildings**

Facility	Use	City Ownership	Location	Sq Ft
City Hall Annex	Marshall's Unit	Land and Structure	300 N. Las Vegas Blvd.	13,054
MASH	Shelter for Homeless	Partial Land	1559 N. Main St.	60,599
Traffic Signal Repair	Traffic Equipment	Land and Structure	2801 E. Charleston Blvd.	3,343
Vehicle Services Satellite Garage	Storage of items for auction	Land and Structure	4357 Vegas Dr.	3,261
Neonopolis Parking Structure	Parking	Structure	Las Vegas Blvd./ Fremont St.	225,120
Stewart Parking Garage	Parking	Land and Structure	231 N. Las Vegas Blvd.	32,976
Stewart Parking Garage	Television Studio	Land and Structure	221 N. Las Vegas Blvd.	7,750

## MUNICIPAL COURT

The entire Municipal Court Department is located at the Regional Justice Center, 200 Lewis Avenue. The court occupies space on the lower level, floors 1, 2, 4, 5, and 6. The Municipal court consists of 191 full time employees and is comprised of six departments, 6 elected judges, 1 court administrator, 3 divisions with 3 division managers, several units with supervisors, and numerous support staff. The City of Las Vegas Municipal Court is a trial court with limited jurisdiction over criminal misdemeanor offenses, traffic violations, municipal code ordinance infractions and civil ordinance actions that occur within Las Vegas city limits.

### EXISTING FACILITY

Opened in Oct. 2005, the facility's 5-story podium and 18-story court tower includes four courtrooms and a waiting area connected to the elevator lobby by a 20 foot long glass enclosed bridge. Designed as the model justice center of the 21st century the Regional Justice Center incorporates the latest advances in security and courtroom technologies.

The Regional Justice Center contains 700,000 square feet of space housing four different court systems: Municipal, Justice, District, and Supreme. The eighteen-story concrete structure is surrounded by a five-story volume to help make the scale more context friendly. This building won an AIA Nevada Design Award in 1999. Of the 700,000 square feet of space within the RJC, approximately 75,000 square feet are occupied by the Las Vegas Municipal Court and its six divisions.

### FUTURE NEEDS

Over the past year the Las Vegas Courts have continued to experience increases in court filings. The city will undoubtedly see fluctuations from year to year. However, the overall upward trend continues to strongly follow the trends in population growth. During RJC development, the court understood that organizational structure could change. However, even with the best planning, unknown strategies interfered with the original plan. Specifically, before relocation to the Regional Justice Center, certain factors occurred that impacted workflow locations, resulting in the original building layout being less functional for current operations than originally planned.

In 1993, due to sustained city growth, the municipal court organized a task force dedicated to creating an assessment to determine the necessity of a new facility. The findings of this assessment are contained in a document called the Regional Justice Center, Volumes 1-4. The document discusses popula-



tion growth, increases in case filings, parking requirements, average daily visitors, jury, and employment growth. For example, according to 1986 court statistics, 96,996 case filings were recorded for a population of 234,545. In 1995, the recorded case filings had increased to 155,193 with a population of 430,375, over a 60 percent increase from 1986. The municipal court also utilized the space needs standards as determined by Architectural Services to determine the necessity of the RJC.

During RJC development, growth and reorganization strategies were carefully planned for a 5 to 10 year horizon. Due to the delays with the Regional Justice Center project, factors not considered during the initial planning stages were most challenging to the Municipal Court when it finally relocated to the RJC. Specifically, modifications to the Strategic Plan prior to the relocation to the RJC caused changes in workflow locations, causing the original building layout to be less functional than desired for current operations.

Consequently the court has prepared a Regional Justice Center Build-out assessment which suggests that any future expansion or improvements be subject to a thorough “what if” analysis in order to anticipate issues before they arise. The types of issues identified as requiring analysis include office layouts, future programs, future growth, public accessibility, and departmental needs, etc.

Currently, the Municipal Court lacks conference and large multi-purpose rooms. There are two shell courtrooms located in the RJC that will be improved as needed in order to accommodate future needs of the Municipal Court and the addition of a 7th Judicial Department and specialty courts. There are no plans at this time for any expansions or improvements of the RJC.



*Regional Justice Center*



# PUBLIC FACILITIES SUMMARY

The following table is a composite of all public buildings and facility categories analyzed in the element. Existing conditions, future needs, and proposed facilities that have been identified in the CIP budget through the year 2012 are included.

Public Building and Facility Summary				
Type of Facility	Existing	Future Needs	Proposed Facilities Identified in the CIP Budget through 2012	Total Proposed Building Square Footage
Cultural (Arts / Culture)	16 Museums / Theaters 6 Libraries	No Current Standard	Performing Arts Center Post Modern Museum 5th Street School Centennial Hills Library Centennial Hills Ampitheater	80,189 sq ft*
Administrative and Warehouse	27 buildings 550,519 sq ft	Additional 192,500 sq ft through 2030	City Hall Development Services Center Traffic Signing and Marking Shop Relocation and Expansion West Service Center Streets Shop IT Data Center Building	19,600 sq ft**
Detention and Enforcement	1 Detention Complex 3 Administrative Buildings 3 Field Services Buildings 162,794 sq ft	Additional 497,287 sq ft through 2020	Detention Facility Expansion Phase I Detention Facility Control Room Expansion Inmate Program Modular Dry Food Storage Area Continuation of Detention Facility Expansion Phase I	48,295 sq ft

# Public Building and Facility Summary – continued

Type of Facility	Existing	Future Needs	Proposed Facilities Identified in the CIP Budget through 2012	Total Proposed Building Square Footage
Twenty-Four Hour	<p>16 Fire Stations 223,081 sq ft</p> <p>4 Metro Substations 2 Administrative Buildings 78,824 sq ft</p>	<p>Maintain a 6 minute Response Time and Class I ISO Classification</p> <p>1 Substation per 125,000 people</p>	<p>Stations 48, 49, F, H, K Stations E, L, 46, Summerlin West are anticipated in 2012 and beyond.</p> <p>No current funding for new Substations, however 5 additional Substations are recommended through 2020***</p>	51,300 sq ft
Other	<p>3 Facilities Leased by CLV</p> <p>27 Facilities Owned by the City and Leased to others</p> <p>8 Non-categorized Buildings</p> <p>Municipal Court</p>	N/A	N/A	N/A

\* Performing Arts Center TBD

\*\* City Hall, Development Services Center, and Streets Shop TBD

\*\*\* As per 2020 Master Plan Public Safety Element





# IMPLEMENTATION

The Master Plan outlines a vision for the City's future that can only be implemented incrementally over time. To remain relevant and useful throughout the planning period, long-range planning efforts must be integrated closely with the City's strategic plan and capital improvement programming. Linking long-range planning with the capital improvement program balances competing expenditures and coordinates scheduling to provide cost efficient and timely public improvements.

It is critically important that the expenditure of public funds on local infrastructure improvements and public buildings and facilities be closely coordinated with various elements of the Master Plan, particularly the land use, population and public safety elements to meet the continuing demands of anticipated growth and development throughout the city.

One of the primary implementation tools for the Master Plan is the Capital Improvement Plan (CIP). The CIP is a fiscal and management tool the City uses to prioritize capital projects and allocate the necessary resources to fund those projects. The City's new focus on performance based budgeting requires concerted effort to coordinate capital expenditures so that budgeting and long range planning are linked logically and efficiently. Each department in the City should coordinate capital improvements and operating and maintenance forecasts and expenditures within their individual budgets with the overall long range planning as contained in the Master Plan, and within this element. The information contained in this element can help guide decisions on determining how and when to provide public buildings and facilities to best meet the needs of a growing city.

The recommendations below were developed from the analyses of existing and future space needs of the various categories of public buildings and facilities throughout the City. As part of the City's vision for the future, it is acknowledged that the Master Plan must be flexible and that adjustments will be required over time to adapt to changing political, economic and social conditions. This element provides a comprehensive analysis of the City's public buildings and facilities with adequate information that will assist decision makers in prioritizing and allocating funding for future projects.

To further advance implementation of the goals, objectives and policies of the Master Plan related to provision of public buildings and facilities, recommendations and corresponding actions for the various building categories are provided as follows:

## ADMINISTRATIVE & WAREHOUSE

Many of the City's employees use public buildings in some capacity related to their work, either as office, warehousing or other space. Administrative and warehousing functions require different types and amounts of space per employee. To maintain adequate levels of customer service as the City continues to grow, it is critical to identify and plan for future public building needs in this category, including renovation and expansion of existing facilities, land acquisition, and new construction.

**Recommendation:** Provide excellent customer service through provision of adequate administrative and warehousing buildings and facilities to meet the needs of a growing population.

- **Action AW1:** Justify expansion and renovation of public buildings using the City's Office of Architectural Services standards as a guide.
- **Action AW2:** Plan for future building needs based on the population forecasts and space needs analyses contained in this element and subsequent updates.
- **Action AW3:** Re-evaluate administrative and warehousing space needs periodically to help establish priorities in the annual capital improvement budgeting process.
- **Action AW4:** Research and consider land acquisition opportunities in advance of programming capital improvements to take advantage of potential opportunities to expand future service delivery in newly developing and redeveloping areas.



# CULTURAL

Cultural buildings and facilities are an important part of the urban fabric of the City of Las Vegas. These structures play an integral role in community and civic life and have been a valued component of the City for many years. One of the hallmarks of a “world-class” city is the extent and quality of its opportunities and venues for cultural expression. While the City has made great strides in recent years with respect to cultural facilities, the 2020 Master Plan calls for the City to expand its cultural role to achieve its aspiration of attaining world-class status.

**Recommendation:** Provide visitors and the citizens of Las Vegas with access to a range of cultural facilities, programs, and opportunities, and to promote and foster arts and culture within the City.

- **Action C1:** Ensure that both newly developed and revitalized areas contain appropriate public arts and culture facilities, museums, libraries and other supportive uses.
- **Action C2:** Support efforts to expand the number and quality of arts and culture opportunities within the community.
- **Action C3:** Encourage the location of family-oriented arts, cultural, and entertainment facilities and venues in areas where appropriate and accessible to all citizens.
- **Action C4:** Actively work with public, non-profit organizations and private interests to develop art galleries, museums, performing arts centers, sports and entertainment arenas, and other cultural facilities.
- **Action C5:** Cooperate with the Clark County Library District and continue to promote the goals of the Library District Strategic Plan 2005-2008.



## DETENTION & ENFORCEMENT

Buildings and facilities used by the City's Detention and Enforcement Department are important to the safety and well-being of both citizens and visitors. The Department partners with the local community and other public safety agencies to reduce the offender population, but recognizes the need to plan for facilities capable of accommodating future detention needs as the numbers of residents and visitors continue to rise.

**Recommendation:** Provide clean and safe facilities for Detention and Enforcement staff, criminal offenders, and the general public.

- **Action DE1:** Provide adequate facility space to accommodate current and forecasted staffing needs of the Detention and Enforcement Department, as well as the current and future inmate populations.
- **Action DE2:** Strive to fund new facilities that meet the projected space needs for the Detention & Enforcement Department as outlined in the Needs Assessment Program created by KGA Architects in 2006.

## FIRE & RESCUE

The Las Vegas Fire & Rescue Department includes four divisions responsible for planning and programming for fire prevention, enforcing fire safety standards, fighting fires, managing hazardous materials, investigating major fires, providing emergency paramedic services and has the only bomb squad in southern Nevada. Long term public safety and the protection of public and private property is dependant on the ability of the City to continue to provide fire and rescue services, particularly in newly developing areas where there are currently no facilities.

**Recommendation:** Strive toward meeting the Fire and Rescue Department goal of arriving on the scene of an emergency within six minutes ninety-percent (90%) of the time, measured from the receipt of the call until the arrival of the first unit on the scene.

- **Action F1:** Review existing fire stations and determine if new locations are required to meet the established response time goal.
- **Action F2:** Follow the recommendations for the Fire and Rescue Department outlined in the 2020 Master Plan Public Safety Element.
- **Action F3:** Follow the recommendations outlined in the Fire Plan 2010 document regarding existing and new fire facilities.

## POLICE

The Las Vegas Metropolitan Police Department ("Metro") is a joint city/county agency responsible for law enforcement services including crime prevention, investigation of offenders and protection of residents and visitors throughout the City of Las Vegas and unincorporated Clark County. The Public Safety Element of the Las Vegas 2020 Master Plan adopted in 2001 identified future police facility needs based on growth forecasts at that time. However, growth in the Centennial Hills and Southwest sectors has exceeded earlier projections, and current trends suggest these areas will continue to need new police facilities to meet current adopted service standards.

**Recommendation:** Maintain average response time goals as development and population growth occurs by strategically constructing new stations.

- **Action P1:** Meet the established service standard of one Type 1 Substation per 125,000 residents.
- **Action P2:** Assist the LVMPD in obtaining necessary public facilities and substation sites throughout its service area from a land use and projected growth standpoint.

# SUSTAINABILITY

Green building is a national design and construction initiative that integrates natural resources more proficiently into the built environment to create more efficient and environmentally sustainable structures. Conservation of energy, water and material resources are features of green building. The Las Vegas City Council approved a local Green Building Program resolution on October 18, 2006. This program establishes sustainability as a City priority.

**Recommendation:** Strive toward meeting the City's goal of using its best efforts to ensure that all public buildings built by and for the city are built to the United States Green building council's (USGBC) LEED-Silver level, or other equivalent standard, as identified by the Nevada State Office of Energy.

- **Action S1:** Use a dedicated portion of franchise fees (up to \$2.5 million) collected from providers of electricity, gas, and solid waste collection services to fund any increased costs associated with the construction of new public buildings, costs for the renovation or maintenance of existing facilities to LEED-Silver level, or other equivalent standard, and the funding of green building and sustainability incentives and the development of public education programs.
- **Action S2:** Beginning in FY2008, the city's Planning & Development Department will prepare an annual report documenting the overall increase in the number of green buildings within the City and the resulting environmental benefits.
- **Action S3:** Encourage and support the renovation and re-use of historic buildings where technically and financially feasible.



# CONCLUSION

Since its somewhat humble beginnings around the beginning of the twentieth century, the City of Las Vegas has been in the continual process of evolving and reinventing itself, constantly adapting to the changing needs of a growing and increasingly diverse populace. The challenges of providing consistently high quality municipal services to the citizens and visitors of one of the country's most rapidly growing cities are enormous. As nascent communities emerge on the edges of the City in newly developing areas, while older mature neighborhoods redevelop and revitalize, the need to plan for public buildings and facilities that provide a broad range of services throughout the City is critical.

With the population of the City expected to increase from approximately 580,000 to 800,000 by 2020, it is prudent that advance planning take place to identify future public building and facilities needs in a systematic manner. To ensure a high quality of life for its citizens, the City must plan wisely to provide for long term facilities required to maintain and enhance public safety, access to administrative municipal services, and enjoyment of recreational and cultural activities.

One of the principal findings of the Las Vegas 2020 Master Plan was the need to link capital improvement programming and operating and maintenance programming budgets with long range planning as contained in the Master Plan. This linkage is necessary to efficiently coordinate the planning and construction of infrastructure and the development of services in anticipation of new development, or in the future, of urban redevelopment. To achieve a high level of coordination, the Master Plan highlighted the need to have staff in place to provide a dedicated link between the Master Plan and the City departments and relevant agencies vested with developing this infrastructure and with providing these services.

The Public Buildings Element will serve to strengthen the link between capital improvement programming and the Master Plan by providing a baseline of information regarding existing conditions and an analysis of future facilities needs of a broad range of departments and other agencies vested with the responsibility for maintaining high levels of municipal services to current and future residents and visitors. The information contained in this element can be integrated with the City's Strategic Plan and inform the Capital Improvement Plan decision making process.

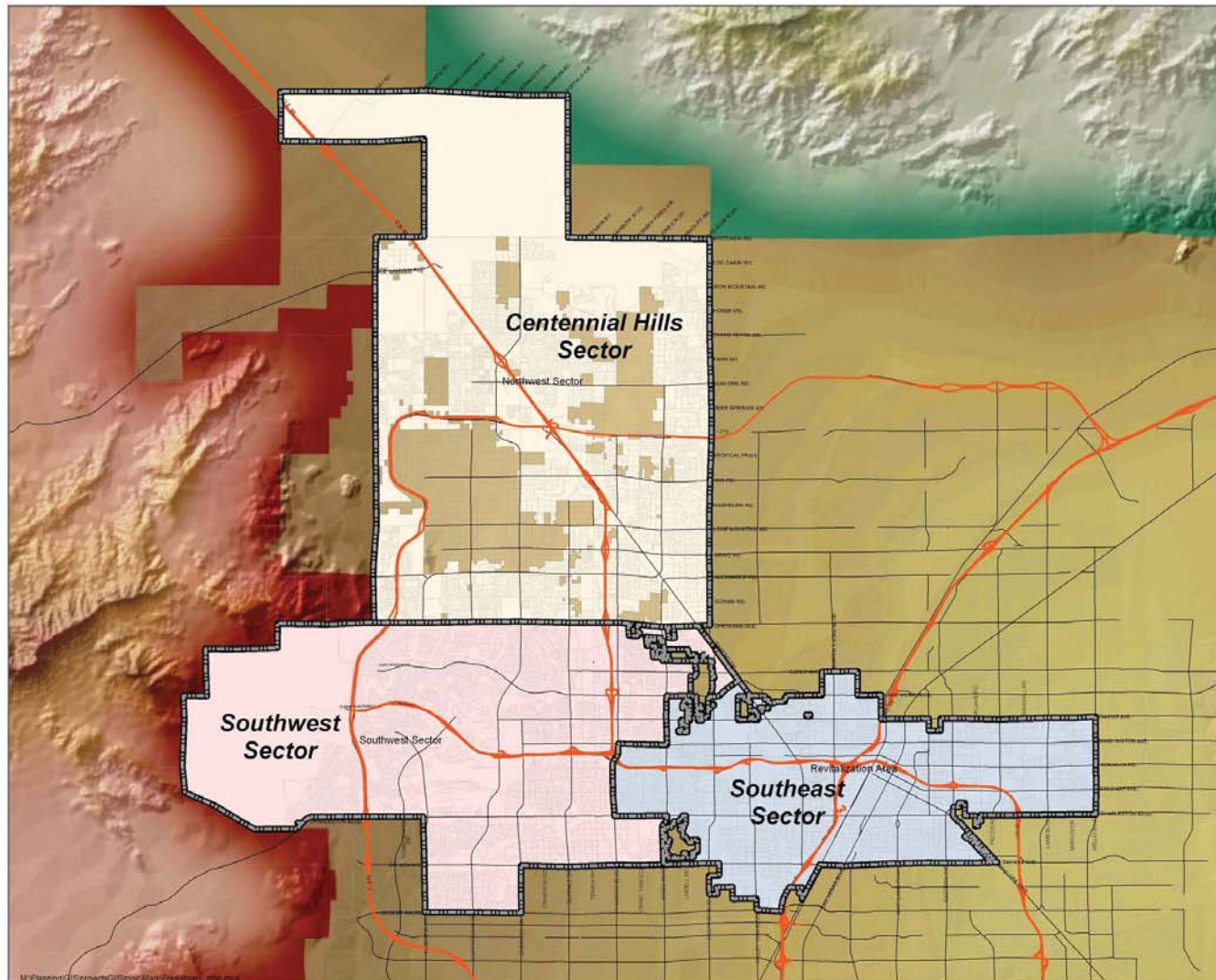






# City of Las Vegas

## Sector Map



-  Southwest Sector
-  Southeast Sector
-  Centennial Hills Sector

Data current as of: May 24th, 2007



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# City of Las Vegas

## Arts/Cultural Facilities

### Existing Facilities

1. Charleston Heights Art Center
2. LVA Lowden Theater
3. Cashman Center Theater
4. Hills Park Amphitheater
5. Lied Discovery Children's Museum
6. Natural History Museum
7. Neon Museum/Boneyard Park
8. Lorenzi Park Community Art Exhibition Studio
9. Reed Whipple Cultural Center
10. Sammy Davis Jr. Festival Plaza
11. West Las Vegas Arts Center
12. Nevada State Historic Museum
13. Springs Preserve Amphitheater
14. Las Vegas Art Museum
15. City Hall Bridge Gallery
16. Old Mormon Fort

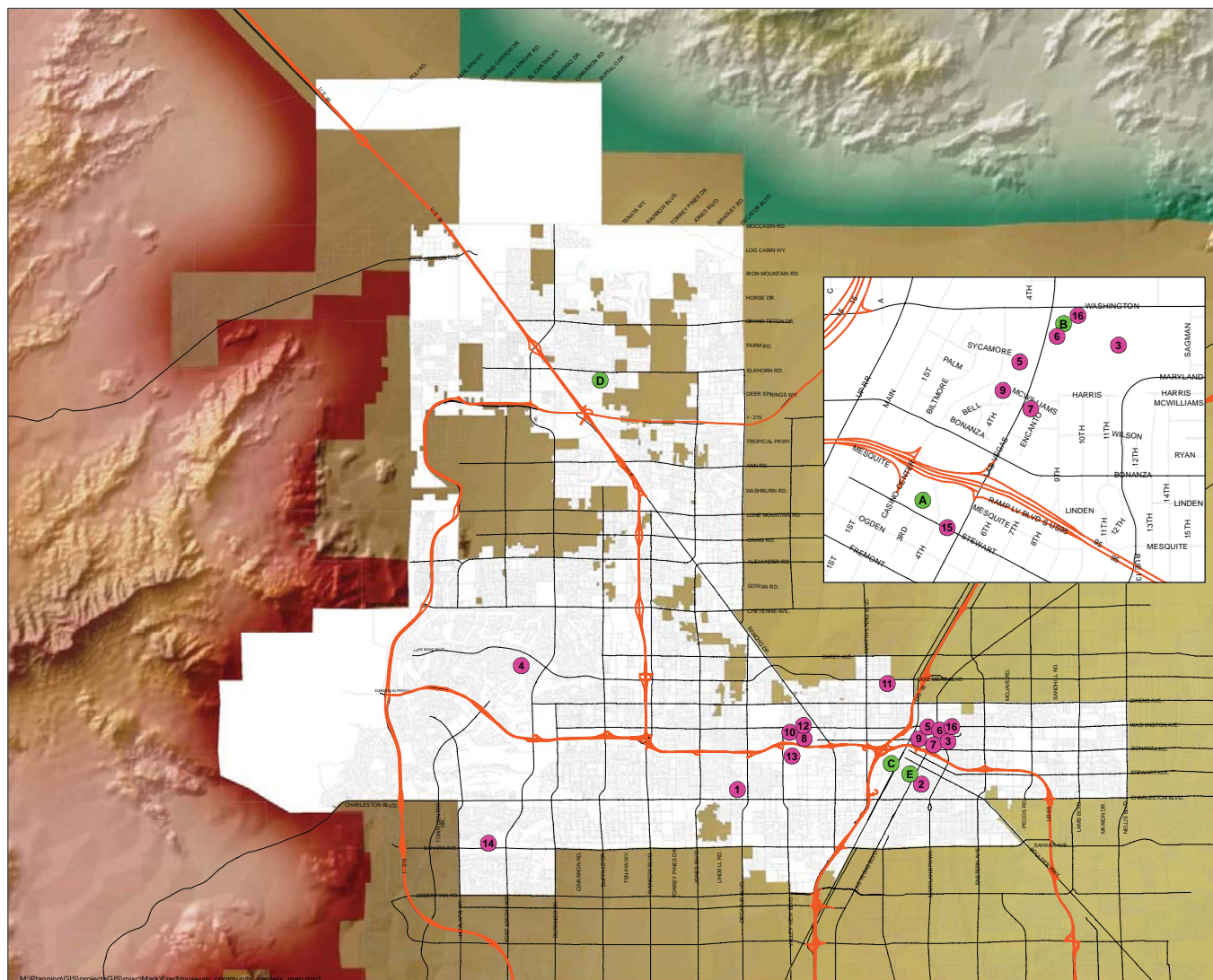
### Proposed Facilities

- A. Downtown Post Office
- B. Natural History Museum Retrofit
- C. Smith Performing Arts Center
- D. Centennial Hills Amphitheater
- E. 5th Street School

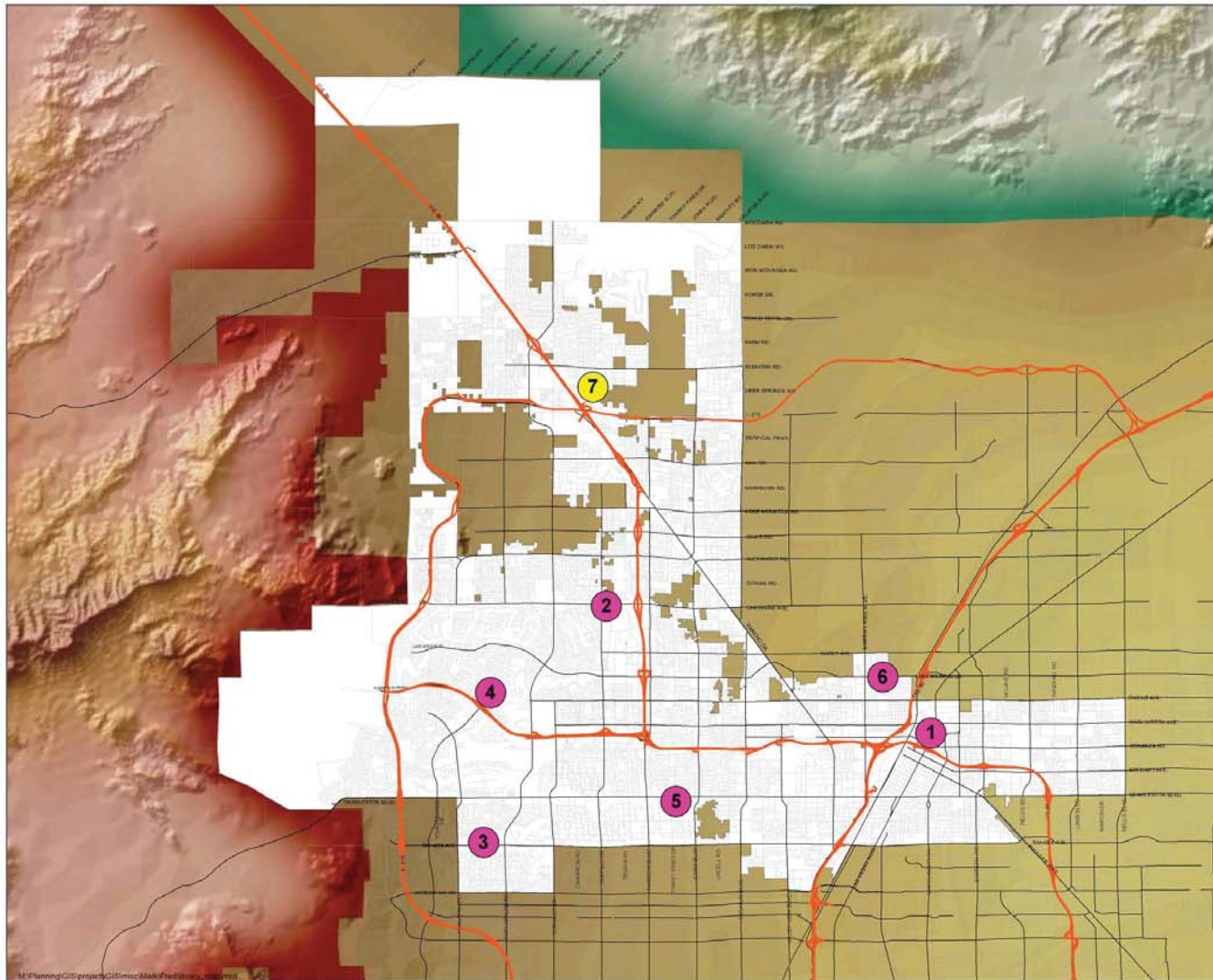
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## City of Las Vegas Library Locations

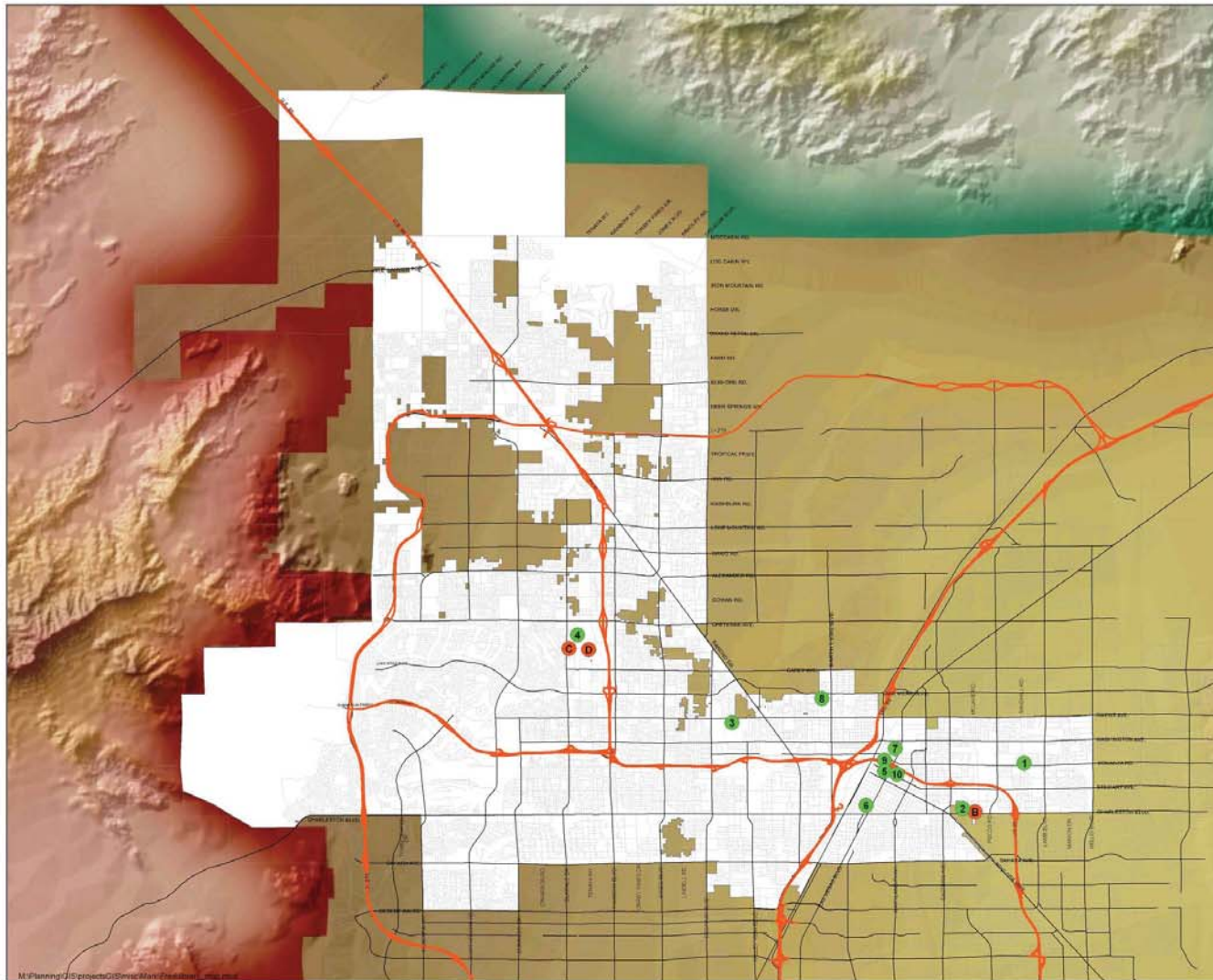
1. Las Vegas Library
2. Rainbow Library
3. Sahara West Library
4. Summerlin Library
5. West Charleston Library
6. West Las Vegas Library
7. Centennial Hills Public Library (Proposed)

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## City of Las Vegas

### Primary Administration and Warehouse Facilities

1. East City Service Center
2. Traffic Signal Repair Shop
3. Vehicle Services Satellite Garage
4. West City Service Center
5. City Hall
6. Development Services Center
7. Leisure Services Administration
8. Las Vegas Enterprise Business Park
9. City Engineer's Building
10. City Hall Annex

#### Proposed

- A. City Hall Complex  
(Location to be Determined)
- B. Traffic Signal Repair Shop Demo and Rebuild
- C. Traffic Signing and Marking Shop Relocation and Expansion
- D. West Service Center Streets Shop
- E. IT Data Center Building  
(Location to be Determined)
- F. Development Services Center  
(Location to be Determined)

Data current as of: May 24th, 2007

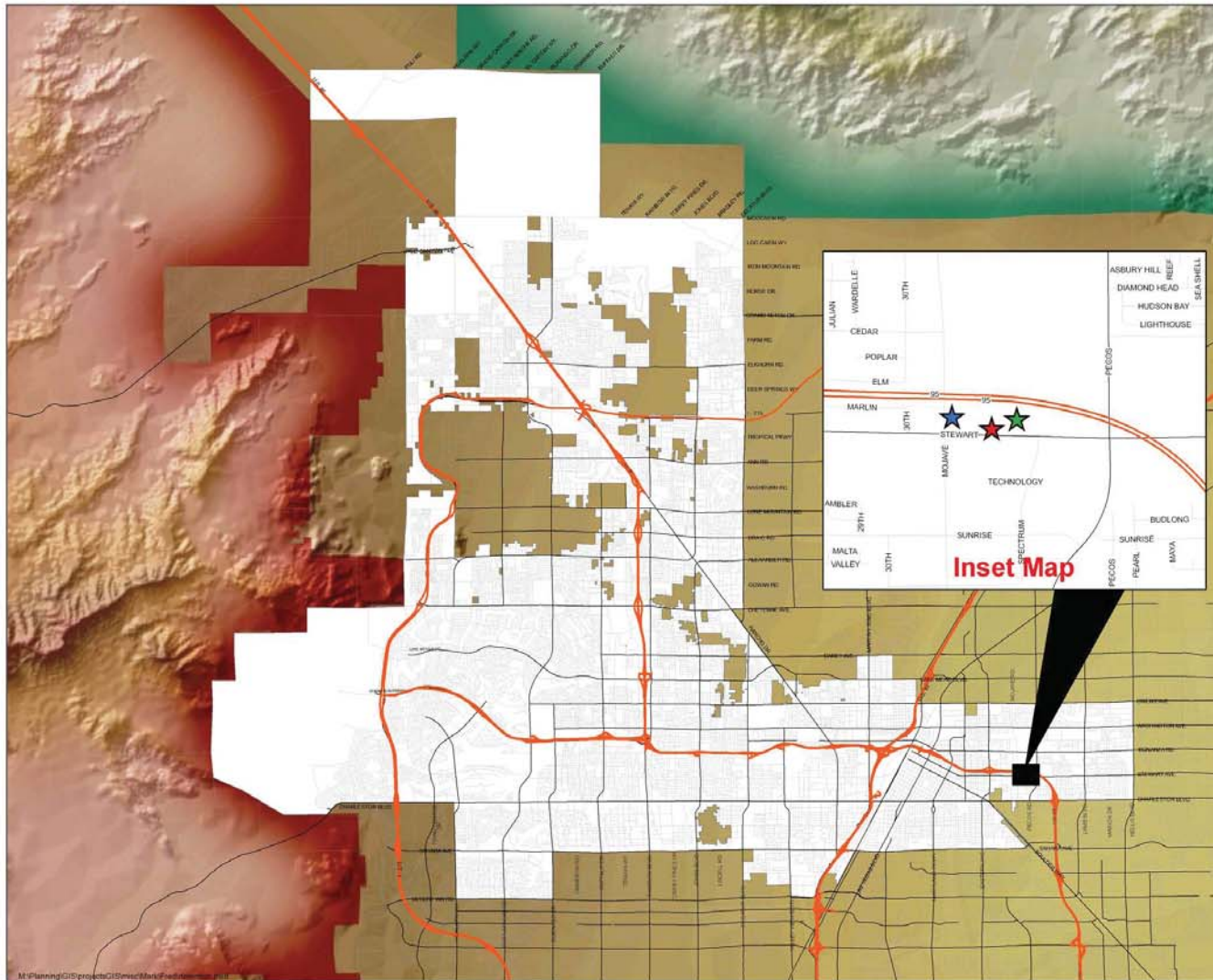


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# City of Las Vegas Detention & Enforcement Facilities

- ★ Officer's Academy
- ★ Detention Center
- ★ Field Services Center

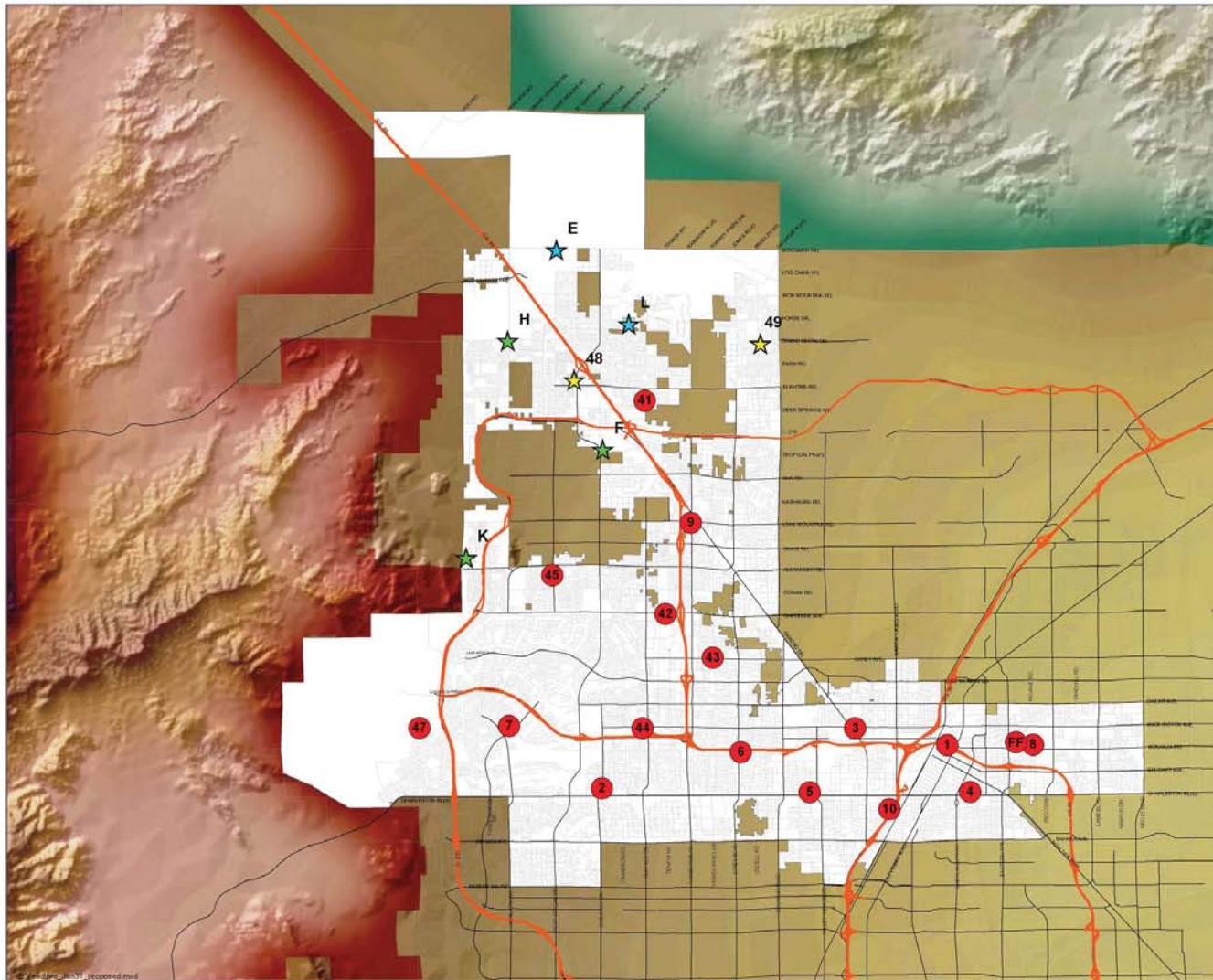
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## City of Las Vegas

### Existing and Proposed Fire and Rescue Facilities

#### Existing Fire and Rescue Facilities

1. 500 N Casino Center Boulevard
2. 900 S Durango Drive
3. 2645 W Washington Avenue
4. 421 S 15th Street
5. 1020 Hinson Street
6. 190 Upland Boulevard
7. 10101 Banbury Cross Drive
8. 805 Mojave Road
9. 4747 N Rainbow Boulevard
10. 1501 S Martin L King Boulevard
41. 6989 N Buffalo Drive
42. 7331 W Cheyenne Avenue
43. 6420 Smoke Ranch Road
44. 7701 W Washington Avenue
45. 3821 N Fort Apache Road
- FF. 633 N Mojave Rd (Fire Training Center)
47. 911 Ridge Pine

#### Proposed Fire Stations

Station	Budget Year	Location
★ 48	2007	Elkhorn/Durango
★ 49	2007	Bradley/Grand Teton
★ F	2009	Tropical/Durango
★ H	2010	Grand Teton/Hualapai
★ K	2011	Hickam/Cliffs Shadows
★ E	Future	Moccasin/Fort Apache
★ L	Future	Racer/Cinnaron
★ Sum West	Future	Summerlin*
★ 46	Future	Summerlin*

\*note, both Summerlin station locations have yet to be determined as of 2/5/2007

Data current as of: May 24th, 2007

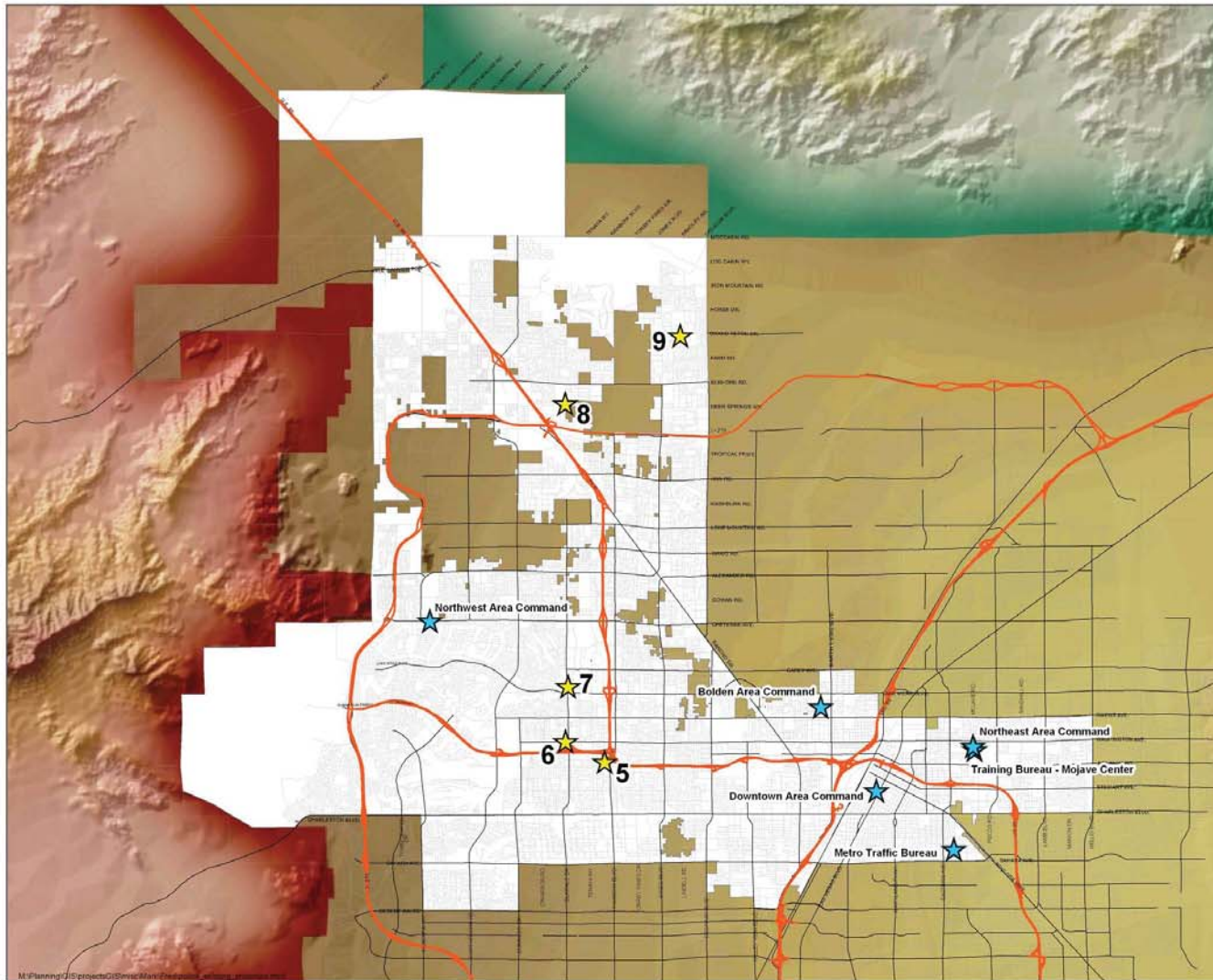


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## City of Las Vegas

### Existing and Proposed Metro Facilities

#### Existing Metro Facilities

★	Northeast Substation	831 N Mojave Road
	Downtown Substation	621 N 9th Street
	Northwest Substation	9850 W Cheyenne Avenue
	Bolden Substation	1851 Stella Lake
	Metro Training Center	861 N Mojave Road
	Metro Traffic Bureau	2300 E St Louis Avenue

#### \*Proposed Metro Facilities

\*source: 2020 Master Plan Safety Element

★	#5	Rainbow & Westcliff
	#6	Buffalo & Washington
	#7	Tenaya & Lake Mead
	#8	Deer Springs & Buffalo
	#9	Grand Teton & Bradley

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